



THE CITY RECORD

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THE CITY RECORD

MICHAEL R. BLOOMBERG, Mayor

MARTHA K. HIRST, Commissioner, Department of Citywide Administrative Services.
ELI BLACHMAN, Editor of The City Record.

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOARD MEETINGS

NOTICE OF MEETINGS

City Planning Commission

Meets in Spector Hall, 22 Reade Street, New York, New York 10007, twice monthly on Wednesday, at 10:00 A.M., unless otherwise ordered by the Commission.

City Council

Meets by Charter twice a month in Councilman's Chamber, City Hall, Manhattan, New York 10007, at 1:30 P.M.

Contract Awards Public Hearing

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, weekly, on Thursday, commencing 10:00 A.M., and other days, times and location as warranted.

Design Commission

Meets in City Hall, Third Floor, Manhattan, New York 10007 on the second Monday of the month, except August. For changes in the schedule, copies of monthly agendas, or additional information, please call (212) 788-3071 or visit our web site at nyc.gov/artcommission

Department of Education

Meets in the Hall of the Board for a monthly business meeting on the Third Wednesday, of each month at 6:00 P.M. The Annual Meeting is held on the first Tuesday of July at 10:00 A.M.

Board of Elections

32 Broadway, 7th floor, New York, NY 10004, on Tuesday, at 1:30 P.M. and at the call of the Commissioner

Environmental Control Board

Meets at 66 John Street, 10th floor, conference room, New York, NY 10038 at 9:15 A.M., once a month at the call of the Chairman.

Board of Health

Meets in Room 330, 125 Worth Street, Manhattan, New York 10013, at 10:00 A.M., at the call of the Chairman.

Health Insurance Board

Meets in Room 530, Municipal Building, Manhattan, New York 10007, at call of the Chairman.

Board of Higher Education

Meets at 535 East 80th Street, Manhattan, New York 10021, at 5:30 P.M., on fourth Monday in January, February, March, April, June, September, October, November and December. Annual meeting held on fourth Monday in May.

Citywide Administrative Services

Division Of Citywide Personnel Services will hold hearings as needed in Room 2203, 2 Washington Street, New York, N.Y. 10004.

Commission on Human Rights

Meets on 10th floor in the Commission's Central Office, 40 Rector Street, New York, New York 10006, on the fourth Wednesday of each month, at 8:00 A.M.

In Rem Foreclosure Release Board

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, Monthly on Tuesdays, commencing 10:00 A.M., and other days, times and location as warranted.

Franchise And Concession Review Committee

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, Monthly on Wednesdays, commencing 2:30 P.M., and other days, times and location as warranted.

Real Property Acquisition And Disposition

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, bi-weekly, on Wednesdays, commencing 10:00 A.M., and other days, times and location as warranted.

Landmarks Preservation Commission

Meets in the Hearing Room, Municipal Building, 9th Floor North, 1 Centre Street in Manhattan on approximately three Tuesday's each month, commencing at 9:30 A.M. unless otherwise notified by the Commission. For current meeting dates, times and agendas, please visit our website at www.nyc.gov/landmarks.

Employees' Retirement System

Meets in the Boardroom, 22nd Floor, 335 Adams Street, Brooklyn, New York 11201, at 9:30 A.M., on the third Thursday of each month, at the call of the Chairman.

Housing Authority

Board Meetings will be held every other Wednesday at 10:00 A.M. (unless otherwise noted) in the Board Room on the 12th Floor of 250 Broadway. These meetings are open to the public. Pre-registration of speakers is required. Those who wish to register must do so at least forty-five (45) minutes before the scheduled Board Meeting. Comments are limited to the items on the agenda. Speakers will be heard in the order of registration. Speaking time will be limited to three (3) minutes. The public comment period will conclude upon all speakers being heard or at the expiration of thirty (30) minutes allotted by law for public comment, whichever occurs first.

For Board Meeting dates and times, and/or additional information, please visit our website at nyc.gov/nycha or contact us at (212) 306-6088. Copies of the agenda can be picked up at the Office of the Secretary at 250 Broadway, 12th floor, New York, New York, no earlier than 3:00 P.M. on the Friday before the upcoming Wednesday Board Meeting.

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Secretary at (212) 306-6088 no later than five (5) business days before the Board Meeting.

Parole Commission

Meets at its office, 100 Centre Street, Manhattan, New York 10013, on Thursday, at 10:30 A.M.

Board of Revision of Awards

Meets in Room 603, Municipal Building, Manhattan, New York 10007, at the call of the Chairman.

Board of Standards and Appeals

Meets at 40 Rector Street, 6th Floor, Hearing Room "E" on Tuesdays at 10:00 A.M. Review Sessions begin at 9:30 A.M. and are customarily held on Mondays preceding a Tuesday public hearing in the BSA conference room on the 9th Floor of 40 Rector Street. For changes in the schedule, or additional information, please call the Application Desk at (212) 513-4670 or consult the bulletin board at the Board's Offices, at 40 Rector Street, 9th Floor.

Tax Commission

Meets in Room 936, Municipal Building, Manhattan, New York 10007, each month at the call of the President.

STATEN ISLAND BOROUGH

PRESIDENT

PUBLIC MEETING

Notice of Public Meeting of the Staten Island Borough Board on Wednesday, September 2, 2009 at 5:30 P.M. at Borough Hall, Stuyvesant Place, Conference Room 122, Staten Island, New York 10301.

a26-s2

CAPITAL RESOURCE CORPORATION

PUBLIC HEARINGS

The New York City Capital Resource Corporation (the "Corporation") is a not-for-profit local development corporation organized under Sections 402 and 1411 of the Not-for-Profit Corporation Law of the State of New York. In accordance with the aforesaid law, and pursuant to its certificate of incorporation, the Corporation has the power to issue non-recourse revenue bonds and to make the proceeds of those bonds available for projects that promote community and economic development in The City of New York (the "City"), and to thereby create jobs in the non-profit and for-profit sectors of the City's economy. The Corporation has been requested to issue such bonds for the financings listed below in the approximate dollar amounts respectively indicated. As used herein, "bonds" are the bonds of the Corporation, the interest on which may be exempt from local and/or state and/or federal income taxes; and, with reference to the bond amounts provided herein below, "approximately" shall be deemed to mean up to such stated bond amount or a greater principal amount not to exceed 10% of such stated bond amount.

Approximately \$20,000,000 triple tax-exempt exempt facility (qualified private activity) bond transaction on behalf of Albee Development LLC, a developer/landlord, in connection with the construction, renovation, equipping and/or furnishing of an up to 184,000 square foot retail facility to be completed in two phases, located on an approximately 44,728 square foot parcel of land at 1 DeKalb Avenue (the southern portion of Block 149, Lot 1 bounded by Gold Street to the West and Fleet Street to the East), Brooklyn, New York 11201. The financial assistance proposed to be conferred by the Corporation will consist of such tax-exempt bond financing.

Approximately \$16,000,000 triple tax-exempt exempt facility (qualified private activity) bond transaction for the benefit of a to-be-formed real estate holding company on behalf of Arverne by the Sea LLC, a developer/landlord, and Benjamin Beechwood Retail, LLC, a developer/landlord, in connection with, respectively: (i) the construction, renovation, equipping and/or furnishing of an approximately 55,000 square foot supermarket facility located on an approximately 272,000 square foot parcel of land at 7022 Rockaway Beach Boulevard (Block 16081, Lot 45), Queens, New York 11692 (for which activities up to \$5,500,000 in bond proceeds is contemplated for financing); and (ii) the construction, renovation, furnishing and/or equipping of an approximately 25,000 square foot retail complex located on an approximately 70,000 square foot parcel of land at 6820 Rockaway Beach Boulevard, 6702 Rockaway Beach Boulevard and 6712 Rockaway Beach Boulevard, Queens, New York 11692 (for which activities up to \$10,500,000 in bond proceeds is contemplated for financing). The financial assistance proposed to be conferred by the Corporation will consist of such tax-exempt bond financing, which may be split into two separate financings for the project premises described in respectively clause "i" and clause "ii" herein above.

The Corporation will hold a public hearing on the proposed financings described hereinabove at the offices of the New York City Economic Development Corporation ("NYCEDC"), located at 110 William Street, 4th Floor, New York, New York 10038, commencing at 10:00 A.M. on **Thursday, September 10, 2009**. Interested members of the public are invited to attend. The Corporation will invite comments at such hearing on the proposed financings. In addition, at such hearing the Corporation will provide the public with an opportunity to review the financing application and the cost-benefit analysis for each of the proposed financings. For those members of the public desiring to review project applications and cost benefit analyses before the date of the hearing, copies of these materials will be made available, starting on or about noon on the Friday preceding the hearing. Persons desiring to obtain copies of these materials may visit the website of New York City Economic Development Corporation at www.nycedc.com or may call (212) 312-3598. Persons desiring to make a brief statement regarding the proposed financings and transactions should give prior notice to the Corporation at the address or phone number shown below. Written comments may be submitted to the Corporation to the attention of Ms. Frances Tufano at the address shown below. Please be advised that certain of the aforementioned proposed financings and transactions may possibly be removed from the hearing agenda prior to the hearing date. Information regarding such removals will be

available by contacting ftufano@nycedc.com on or about noon on the Friday preceding the hearing.

New York City Capital Resource Corporation
Attn: Ms. Frances Tufano
110 William Street, 5th Floor
New York, New York 10038
(212) 312-3598

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, September 9, 2009, commencing at 9:00 A.M.

BOROUGH OF BROOKLYN

Nos. 1, 2, 3 & 4

BROADWAY TRIANGLE URBAN RENEWAL AREA No. 1

CD 1 C 090413 ZMK

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. 13b:

- 1. changing from a C8-2 District to an R6A District property bounded by Lynch Street, Broadway, Middleton Street and its northeasterly centerline prolongation, and Union Avenue;
2. changing from an M1-2 District to an R6A District property bounded by Middleton Street, Throop Avenue, Walton Street, Harrison Avenue, and Union Avenue;
3. changing from an M3-1 District to an R6A District property bounded by Lorimer Street, Harrison Avenue, the southwesterly centerline prolongation of Walton Street, and Union Avenue;
4. changing from an M1-2 District to an R7A District property bounded by Walton Street, Throop Avenue, Whipple Street, Flushing Avenue, and Harrison Avenue;
5. changing from an M1-2 District to a C4-3 District property bounded by Whipple Street, Throop Avenue, and Flushing Avenue;
6. establishing within a proposed R6A a C2-4 District bounded by Lynch Street, Broadway, the northeasterly centerline prolongation of Middleton Street, Throop Avenue, Lorimer Street, a line 100 feet southwesterly of Throop Avenue, a line midway between Lynch Street and Middleton Street, a line 100 feet northeasterly of Union Avenue, a line 100 feet northeasterly of Harrison Avenue, Lorimer Street, Harrison Avenue, the southwesterly centerline prolongation of Walton Street, and Union Avenue; and
7. establishing within a proposed R7A a C2-4 District bounded by:

- (a) Walton Street, Throop Avenue, Bartlett Street, and a line 100 feet southwesterly of Throop Avenue; and
(b) Walton Street, a line 100 feet northeasterly of Harrison Avenue, a line 100 feet northerly of Flushing Avenue, a line perpendicular to the northwesterly street line of Whipple Street distant 50 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Whipple Street and the northerly street line of Flushing Avenue, Whipple Street, Flushing Avenue, and Harrison Avenue;

as shown on a diagram (for illustrative purposes only) dated May 18, 2009 and subject to the conditions of CEQR Declaration E-238.

No. 2

CD1 N 090414 ZRK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article II, Chapter 3 (Bulk regulations for Residential Buildings in Residence Districts), Section 23-90, inclusive, relating to the extension of the Inclusionary Housing Program to proposed R6A and R7A Districts.

Underlined matter is new, to be added. Matter in ~~strikeout~~ or crossed out is old, to be deleted. * * * indicates where unchanged text appears in the Zoning Resolution.

APPENDIX F (7/29/09)

INCLUSIONARY HOUSING DESIGNATED AREAS

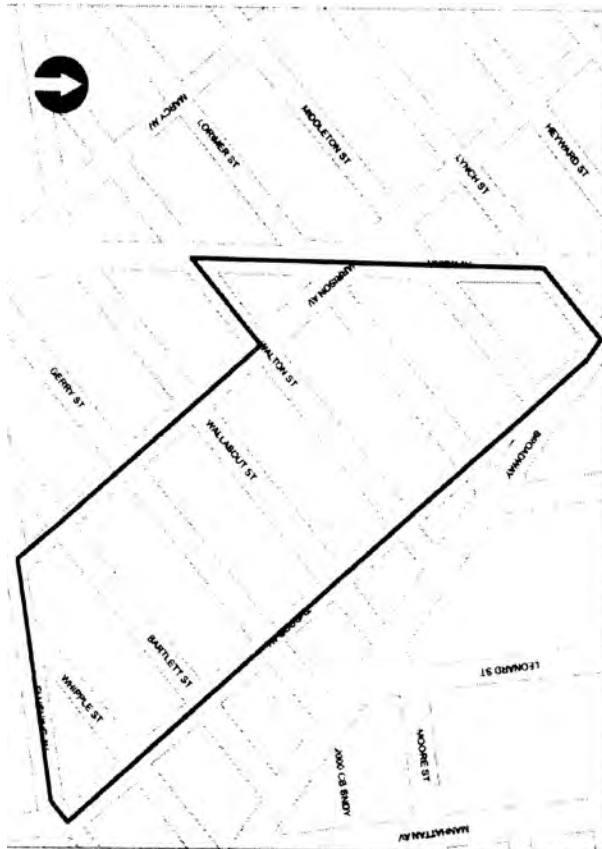
The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by #bulk# regulations of such #residence districts#.

Brooklyn, Community District 1

In Waterfront Access Plan BK-1, as set forth in Section 62-352, and in the R6, R6A, R6B, R7A and R7-3 Districts within the areas shown on the following Maps 1, 2, and 3 and 4:

PROPOSED NEW MAP

Map 4



Portion of Community District 1, Brooklyn

* * *

No. 3

CD 1 C 090415 HUK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the First Amended Broadway Triangle Urban Renewal Plan for the Broadway Triangle Urban Renewal Area.

The First Amendment updates the land use of existing Sites 4A, 4B, 7A, and 7B from industrial to residential (the remaining industrial sites, 1A, 1B, 2 and 3 are being de-designated since these sites were not acquired pursuant to the Plan—the plan no longer includes any industrial sites); three privately owned properties, Block 2272, Lots 45, 46 and 147, are being acquired and added to existing Sites 7A and 7B to form a new Site 4; the plan no longer includes a commercial or public/semi-public land use; sites were renumbered to reflect site de-designations and reconfigurations; the boundary of the area has been modified to reflect site de-designations, and the language and format of the Plan have been revised to conform with HPD's current format for urban renewal plans; to facilitate the development of six sites containing residential, commercial and community facility uses within the Broadway Triangle Urban Renewal Area.

No. 4

CD1 C 090416 HAK

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

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

Table with columns: BLOCK, LOT, ADDRESS (UR Site Number and Name). Lists addresses from 68 Gerry Street to 34-36 Bartlett Street.

- 2272 45 Triangle Urban Renewal Area)
11 Whipple Street
2272 46 9 Whipple Street
2272 49 669 Flushing Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
2272 51 667 Flushing Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
2272 52 665 Flushing Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
2272 53 663 Flushing Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
2272 108 24 Bartlett Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
2272 147 5 Whipple Street as an Urban Development Action Area; and

- b) an Urban Development Action Area Project for such area; and

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

to facilitate the development of a six sites, tentatively known as Broadway Triangle, with approximately 488 residential units, commercial and community facility uses.

NOTICE

On Wednesday, September 9, 2009, at 9:00 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 Department of Housing Preservation and Development in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications for amendments of the Zoning Map, the Zoning Resolution and for the UDAAP designation and disposition of city-owned property related to the Broadway Triangle Urban Renewal Area.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 09HPD019K.

BOROUGH OF THE BRONX

Nos. 5, 6, 7 & 8

KINGSBRIDGE ARMORY

No. 5

CD 7 C 090236 MMX

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

- the elimination, discontinuance and closing of a portion of Reservoir Avenue at its intersection with West Kingsbridge Road;
the establishment of a Park (Barnhill Square);
the adjustment of legal grades necessitated thereby; and
any acquisition or disposition of real property related thereto,

in accordance with Map No. 13126, dated May 11, 2009, and signed by the Borough President.

No. 6

CD 7 C 090237 MMX

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

- the elimination, discontinuance and closing of a portion of West 195th Street between Reservoir Avenue and Jerome Avenue;
the adjustment of legal grades necessitated thereby; and
any acquisition or disposition of real property related thereto,

in accordance with Map No. 13127, dated May 11, 2009, and signed by the Borough President.

No. 7

CD 7 C 090437 ZMX

IN THE MATTER OF an application submitted by Related Retail Armory, LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c: changing from an R6 District to a C4-4 District property bounded by West 195th Street*, Jerome Avenue, West Kingsbridge Road, and Reservoir Avenue*, as shown in a diagram (for illustrative purposes only) dated May 18, 2009.

*Note: West 195th Street and Reservoir Avenue are proposed to be narrowed under related concurrent applications C 090236 MMX and C 090237 MMX for changes to the City Map.

No. 8

CD 7 C 090438 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at 29 West Kingsbridge Road (Block 3247, Lots 10 and p/o 2), pursuant to zoning.

NOTICE

On Wednesday, September 9, 2009, at 9:00 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 Office of the Deputy Mayor for Economic Development in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications for amendments of the City Map, the Zoning Map and for the disposition of city-owned property related to the Kingsbridge Armory.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 08DME004X.

BOROUGH OF MANHATTAN

Nos. 9-17

WESTERN RAIL YARD

No. 9

CD 4 C 090408 MMM

IN THE MATTER OF an application, submitted by the

Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- A change in grade on West 33rd Street, between Eleventh and Twelfth avenues, in accordance with Map No. C.P.C. 090408 MMM (Acc. No. 30230), dated May 18, 2009, and signed by the Director of the Department of City Planning.

CD 4 No. 10 C 090422 HAM IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
a) the designation of property located at West 48th and West 49th streets, west of 10th Avenue (Block 1077, part of Lot 29), as an Urban Development Action Area; and
b) an Urban Development Action Area Project for such area; and
2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a mixed-use building, tentatively known as The Westside Rail Yards/DEP Site, with residential and retail space.

CD 4 No. 11 C 090423 HAM IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
a) the designation of property located at 806 Ninth Avenue (Block 1044, p/o Lot 3); as an Urban Development Action Area; and
b) an Urban Development Action Area Project for such area; and
2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

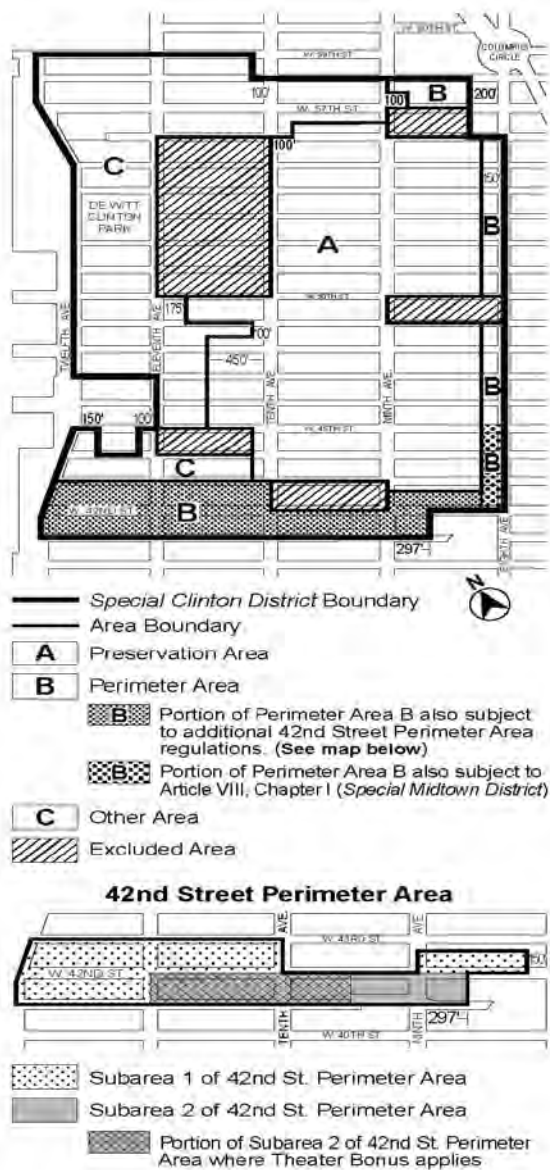
to facilitate the development of a mixed-use building, tentatively known as the Westside Rail Yard/MTA Site, with residential and commercial space.

CD 4 No. 12 N 090429 ZRM 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, concerning Article IX Chapter 6 (Special Clinton District), Borough of Manhattan, Community District 4.

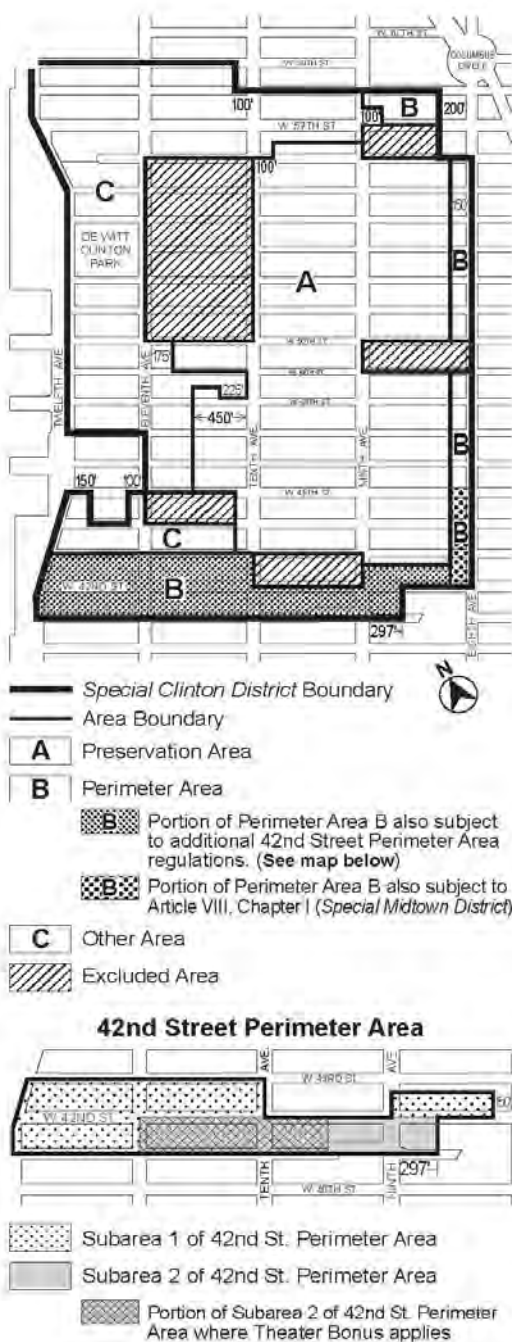
Underlined matter is new, to be added. Matter in ~~strikeout~~ or crossed out is old, to be deleted. * * * indicates where unchanged text appears in the Zoning Resolution.

Article IX - Special Purpose Districts
Chapter 6
Special Clinton District
Appendix A
Special Clinton District Map

Existing



Proposed



CD 4 No. 13 C 090430 ZMM IN THE MATTER OF an application submitted by New York City 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. 8c: establishing within an existing R8 District a C1-5 District bounded by West 54th Street, a line 525 feet easterly of Ninth Avenue, a line midway between West 54th Street and West 53rd Street, and a line 100 feet easterly of Ninth Avenue, as shown in a diagram (for illustrative purposes only) dated May 18, 2009.

CD 4 No. 14 C 090433 ZMM IN THE MATTER OF an application submitted by RG WRY LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8b:

- 1. changing from an M2-3 District to a C6-4 District property bounded by West 33rd Street, Eleventh Avenue, West 30th Street, and Twelfth Avenue; and
2. establishing a Special Hudson Yards District bounded by West 33rd Street, Eleventh Avenue, West 30th Street, and Twelfth Avenue;

as shown in a diagram (for illustrative purposes only) dated May 18, 2009.

CD 4 No. 15 N 090434 ZRM IN THE MATTER OF an application submitted by RG WRY LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 3 (Special Hudson Yards District) relating to the addition of Western Rail Yard Subdistrict F and the expansion of the Special Hudson Yards District, Community District 4, Borough of Manhattan.

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 IX - Special Purpose Districts

Chapter 3 Special Hudson Yards District

93-00 General Purposes The "Special Hudson Yards District" established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (j) to provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms;
(k) to provide a transition between the Hudson Yards District and the Hudson River to the west;
(l) to facilitate the restoration and reuse of the High Line elevated rail line as an accessible, public open space through special height and setback regulations; and

- (m) to promote the most desirable use of land and building development in accordance with the District Plan for the Hudson Yards and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

93-01 Definitions

Hudson Yards Redevelopment Area The "Hudson Yards Redevelopment Area" shall be the areas within the Special Hudson Yards District, Area P-2 of the Special Garment Center District, the 42nd Street Perimeter Area of the Special Clinton District, and the area bounded by the center line of Eleventh Avenue, the northern street line of West 43rd Street, the westerly prolongation of the northern street line of West 43rd Street to the U.S. Pierhead Line, the U.S. Pierhead Line, the westerly prolongation of the southern street line of West 29th Street to the U.S. Pierhead Line, and the southern street line of West 29th Street. However, the area bounded by the westerly side of Eleventh Avenue, the southerly side of West 43rd Street, the westerly side of Twelfth Avenue and the northerly side of West 30th Street-West 33rd Street shall not be included in the Hudson Yards Redevelopment Area, except for any portion of such blocks containing a transit easement for subway-related use. Furthermore, the Hudson Yards Redevelopment Area shall not include any underground connections from a subway station to any use located on such excluded blocks or between any such uses.

Special Hudson Yards District (repeated from Section 12-10)

The "Special Hudson Yards District" is a Special Purpose District designated by the letters "HY" in which special regulations set forth in Article IX, Chapter 3, apply to all developments. The Special Hudson Yards District appears on the zoning maps superimposed on other districts and its regulations supplement and supersede those of the districts on which it is superimposed.

High Line For the purposes of this Chapter, the "High Line" shall refer to the elevated rail line structure located between West 30th Street and West 33rd Street and between Eleventh and Twelfth Avenues.

High Line Bed

The "High Line bed" is the highest level of the horizontal surface (platform) of such elevated rail line structure.

93-03 District Plan and Maps

The regulations of this Chapter are designed to implement the Special Hudson Yards District Plan.

The District Plan includes the following maps:

- Map 1 - Special Hudson Yards District, Subdistricts and Subareas
Map 2 - Mandatory Ground Floor Retail
Map 3 - Mandatory Street Wall Requirements
Map 4 - Mandatory Sidewalk Widening
Map 5 - Transit Easements and Subway Entrances
Map 6 - Subdistrict F Site Plan
Map 7 - Subdistrict F Public Access Area Plan
Map 8 - Subdistrict F Mandatory Ground Floor Requirements
Map 9 - Subdistrict F Mandatory Street Wall Requirements

The Maps are located within Appendix A of this Chapter and are hereby incorporated and made part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

93-04 Subdistricts and Subareas

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

- The Large-Scale Plan Subdistrict A
Farley Corridor Subdistrict B
34th Street Corridor Subdistrict C
Hell's Kitchen Subdistrict D
South of Port Authority Subdistrict E
Western Rail Yard Subdistrict F

93-052 Applicability of Chapter 3 of Article I

Public parking lots authorized pursuant to Section 13-552 (Public parking lots) prior to January 19, 2005, and accessory off-street parking facilities for which a special permit has been granted pursuant to Section 13-561 prior to January 19, 2005, may be renewed subject to the terms of such authorization or special permit.

The provisions of Chapter 3 of Article I in its entirety shall be applied to Subdistrict F.

93-10 USE REGULATIONS

The regulations of the underlying districts are modified as set forth in this Section, inclusive. The only permitted change of use for the High Line shall be to provide publicly accessible open space in accordance with Section 93-75 (Publicly Accessible Open Spaces in Subdistrict F).

93-13 Special Office Use Regulations

93-131 Certification for office use

The provisions of this Section shall apply to all development or enlargement in the Hudson Yards Redevelopment Area with the exception of Subdistrict F.

- (a) No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of a development or enlargement in the Hudson Yards Redevelopment Area that includes

Use Group 6B offices constructed after January 19, 2005, until the Chairperson of the Department of City Planning certifies to the Commissioner of Buildings that:

* * *

93-132 Authorization for office use

The provisions of this Section shall apply to all #development# or #enlargement# in the #Hudson Yards Redevelopment Area# with the exception of Subdistrict F.

Where the amount of Use Group 6B office #floor area# in a #development# or #enlargement# will result in over 25 million square feet of such #use developed# or #enlarged# after January 19, 2005, within the #Hudson Yards Redevelopment Area#, and such #development# or #enlargement# utilizes increased #floor area# pursuant to Sections 23-90 (INCLUSIONARY HOUSING), 93-30 (SPECIAL FLOOR AREA REGULATIONS), inclusive, or 96-25 (Floor Area Bonus for New Legitimate Theater Use), such #development# or #enlargement# shall be permitted only upon authorization of the City Planning Commission that:

* * *

93-14 Retail Continuity Along Designated Streets

The following provisions shall apply to all Subdistricts in the #Special Hudson Yards District#, except that the provisions of this Section shall not apply along the northern #street# frontage of West 35th through West 39th Streets within 100 feet of Eleventh Avenue, as shown on Map 2. However, any #zoning lot# fronting on such #streets# and partially within 100 feet of Eleventh Avenue may, as an alternative, apply the provisions of this Section to the entire West 35th, West 36th, West 37th, West 38th or West 39th Street frontage of the #zoning lot#.

- (a) Retail continuity along designated streets in Subdistricts A-E

Map 2 (Mandatory Ground Floor Retail) in Appendix A of this Chapter specifies locations where the special ground floor #use# and transparency requirements of this Section apply. Such regulations shall apply along either 100 percent or 50 percent of the building's #street# frontage, as indicated on Map 2.

#Uses# located on the ground floor level or within five feet of #curb level#, and within 50 feet of the #street line# shall be limited to #commercial uses# permitted by the underlying district, but not including #uses# listed in Use Groups 6B, 6E, 7C, 7D, 8C, 8D, 9B, 10B, 11 or 12D.

A building's #street# frontage shall be allocated exclusively to such #uses#, except for lobby space, entryways or entrances to subway stations. In no event shall the length of #street# frontage occupied by lobby space or entryways exceed, in total, 40 feet or 25 percent of the building's total #street# frontage, whichever is less, except that the width of a lobby need not be less than 20 feet.

For any new #development# or #enlargement# on such designated #streets# glazing shall be provided in accordance with the provisions set forth in paragraph (c) of this Section 93-14.

- (b) Retail continuity along designated streets in Subdistrict F

Map 8 (Subdistrict F Mandatory Ground Floor Requirements) in Appendix A of this Chapter specifies locations where the special ground floor #use# and transparency requirements of this Section 93-14 apply. Such regulations shall apply along either 100 percent or 70 percent of the building's #street# frontage, as indicated on Map 8.

- (1) Along Eleventh Avenue

The ground floor retail provisions established in paragraph (a) of this Section 93-14 shall apply to the ground floor #street# frontage of #buildings# along Eleventh Avenue. In addition if a #street# frontage is occupied by a 'Bank' as listed in Use Group 6, such a #street# frontage shall not exceed a #street wall# width, in total, of 25 feet.

- (2) Along designated streets other than Eleventh Avenue

In addition to the #uses# listed in paragraph (a) of this Section 93-14, the following #community facility uses# from Use Groups 3 and 4 as well as the following #commercial use# from Use Group 6B shall be permitted on the ground floor level of a #building# or within five feet of #curb level# for frontages along designated #streets# (as shown in Map 8) other than Eleventh Avenue.

From Use Group 3:

- Art galleries (Non-Commercial)
Libraries
Museums
Nursery, kindergarten, elementary or secondary #schools# (with no living or sleeping accommodations)

From Use Group 4:

- Ambulatory diagnostic and treatment health care facilities
Community centers
Recreation centers, non-commercial
Houses of worship

From Use Group 6B:

- Veterinary medicine, limited to small animals

A minimum of 70 percent of the #aggregate width of street wall# shall be occupied by #uses# permitted in this Section 93-14. A minimum of 50 percent of the #street# frontage of a #building# shall be allocated exclusively to #uses# listed in paragraph (a) of this Section and/or Use Group 3 #uses# listed in this paragraph (b) (2). In addition, a maximum of 20 percent of the #street# frontage of a #building# shall be permitted to provide the Use Group 4 and 6B #uses# listed in this paragraph (b) (2). However, if a #street# frontage is occupied by a 'Bank' as listed in Use Group 6, such a #street# frontage shall not exceed a #street wall# width, in total, of 25 feet.

The remaining portion of the #street wall# may be

occupied by #uses# listed in this Section 93-14, or by lobby space, mechanical space or entrances to #accessory# parking garages, provided that:

- (i) The maximum width of a lobby shall be 40 feet, or 25 percent of the #street wall#, whichever is less. However, if more than one lobby is provided, the #aggregate width of street wall# occupied by such lobbies shall not exceed 60 feet; and
(ii) The maximum width of a #street wall# occupied by an entrance to #accessory# parking spaces shall not exceed 35 feet.

For any new #development# or #enlargement# on such designated #streets# glazing shall be provided in accordance with the provisions set forth in paragraph (c) of this Section.

- (c) Transparency

Each ground floor #street wall# of a #commercial# or #community facility use#, as set forth in this Section 93-14, 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, or public access area, 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.

For any new #development# or #enlargement# on such designated #streets#, each ground floor #street wall# shall be glazed with materials which may include show windows, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 70 percent of the area of each such ground floor #street wall#, measured to a height of 10 feet above the level of the adjoining sidewalk or public access area. Not less than 50 percent of such area shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials.

For #developments# or #enlargements# fronting upon Hudson Boulevard that are adjacent to existing #buildings# located within the Hudson Boulevard #street# bed or #public park#, the Hudson Boulevard #street wall# of such new #development# or #enlargement# shall be designed in a manner that will enable the glazing requirements of this Section to be met upon demolition of the #buildings# within such #street# bed or #public park# and, within six months of such demolition, such glazing requirements shall be complied with.

The provisions of this Section shall not apply along the northern #street# frontage of West 35th through West 39th Streets within 100 feet of Eleventh Avenue, as shown on Map 2. However, any #zoning lot# fronting on such #streets# and partially within 100 feet of Eleventh Avenue may, as an alternative, apply the provisions of this Section to the entire West 35th, West 36th, West 37th, West 38th or West 39th Street frontage of the #zoning lot#.

* * *

93-17 Modification of Sign Regulations

- (a) Subdistricts A, B, C, D, and E

Within Subdistricts A through E, the #The underlying #sign# regulations shall apply, except that #flashing signs# shall not be allowed within 100 feet of Hudson Boulevard, its northerly prolongation to West 39th Street and its southerly prolongation to West 33rd Street. Furthermore, #flashing signs# shall not be allowed on any portion of a #building# fronting upon the outdoor plaza required in the Eastern Rail Yards Subarea A1, pursuant to Section 93-71.

- (b) Subdistrict F

For the purposes of calculating the permitted #surface area of a #sign#, each Site set forth on Map 6 (Subdistrict F Site Plan) shall be considered a separate #zoning lot#.

- (1) Along the #High Line#

The #sign# regulations of the underlying districts shall not apply to #signs# located within 50 feet of the #High Line#, except for #signs# located entirely below the level of the #High Line bed#. In lieu thereof, the #sign# regulations of a C1 District shall apply, except that #accessory signs# located within the #High Line# frontage may have a maximum height of 20 feet above the level of the #High Line bed#.

No #signs# affixed to or resting upon the #High Line# shall be permitted, except as pursuant to a signage plan for the #High Line#, as authorized by the City Planning Commission, provided the Commission finds that such signage plan will:

- (i) Enhance the use of the #High Line# by providing signage that is consistent with the use of the #High Line# as a public open space;
(ii) Provide, at a minimum, directional, informational and interpretive signage consistent with the use of the #High Line# as a public open space;
(iii) Be integrated with the design of the #High Line# open space; and
(iv) Not adversely affect #development# adjacent to the #High Line# and in the surrounding neighborhood.

- (2) Other locations

Within Subdistrict F, the underlying #sign# regulations shall apply for #signs# located beyond 50 feet of the #High Line#, and for portions of #signs# located entirely below the level of the #High Line bed# along West 30th Street, except

that #flashing signs# shall not be permitted in Subdistrict F.

* * *

93-20 FLOOR AREA REGULATIONS

* * *

93-22 Floor Area Regulations in Subdistricts B, C, D, E and F (a) Subdistricts B, C, D, and E

In Subdistricts B, C, D, E the basic maximum #floor area ratio# is determined by the subdistrict and, where applicable, subarea, as specified in the table in this Section. The basic maximum #floor area ratios# for non-#residential buildings# are set forth in Row A, and the basic maximum #floor area ratios# for #buildings# containing #residences# are set forth in Row B. Such basic maximum #floor area ratios# may be increased to the amount specified in Row C only pursuant to Section 93-31 (District Improvement Fund Bonus) or as otherwise specified in Sections 93-221 through 93-224.

Notwithstanding the provisions of this Section, the basic maximum permitted #floor area ratio# may be increased on an "adjacent lot" pursuant to Section 74-79 (Transfer of Development Rights from Landmark Sites), provided that the maximum #floor area# transferred from the landmark lot does not exceed the basic maximum permitted #floor area ratio# less the total #floor area# of all #buildings# on the landmark lot.

* * *

- (b) Subdistrict F

In Subdistrict F, the #floor area ratio# provisions of Section 93-225 shall apply.

* * *

93-225 Floor Area Regulations in Subdistrict F

In Subdistrict F, the maximum #floor area ratio# for #residential#, #community facility# and #commercial use# shall be as follows:

- (a) The maximum #residential floor area ratio# shall be 8.0;
(b) The maximum #community facility floor area ratio# shall be 2.0. However, any floor space occupied by a public #school# constructed in whole or in part pursuant to agreement with the New York City School Construction Authority and subject to the jurisdiction of the New York City Department of Education may be exempted from the definition of #floor area# for the purposes of calculating the permitted #community facility floor area ratio# and the total maximum #floor area ratio# of the #zoning lot#;
(c) The maximum #commercial floor area ratio# shall be 8.0; and
(d) The total maximum #floor area ratio# shall be 10.0, except as modified pursuant to Section 93-23 (Modifications of Inclusionary Housing Program).

93-23 Modifications of Inclusionary Housing Program

The provisions of Section 23-90 (INCLUSIONARY HOUSING) shall be applicable within the #Special Hudson Yards District# and Area P2 of the #Special Garment Center District#, except as modified in this Section. However, the modifications set forth in this Section shall not be applicable in the area bounded by West 35th Street, Eighth Avenue, West 33rd Street, and a line 100 feet east of and parallel to Ninth Avenue, where the underlying provisions of Section 23-90 shall apply, and shall only be applicable in Subdistrict F as modified by Section 93-233.

* * *

93-232 Floor area increase in Subdistricts B, C, D, and E, and Preservation Area P2

The provisions of Section 23-94 (Floor Area Compensation) shall not apply. In lieu thereof, the #floor area# compensation provisions of this Section shall apply. In accordance with the provisions set forth in Section 93-22 (Floor Area Regulations in Subdistricts B, C, D and E), or 121-31 (Maximum Permitted Floor Area), the maximum permitted #residential floor area ratio# for #developments# or #enlargements# that provide Inclusionary Housing may be increased, as follows:

* * *

93-233 Lower income housing requirements

Floor area increase for affordable housing in Subdistrict F

The #floor area# of any #building# containing #residences# in Subdistrict F may be increased by up to five percent, and such increase may be in excess of the maximum #floor area ratio# of 8.0 for #residential use#, and the total maximum #floor area ratio# of 10.0 provided that:

- (a) At least 20 percent of the #residential floor area# in such #building#, inclusive of any #floor area increase# permitted by this Section, shall be occupied by #lower income households#, as defined in Section 23-93;
(b) Such #building# shall comply with the provisions of Section 93-234 (Lower Income Housing Requirements) for onsite new construction; and
(c) The sum of all #floor area# increases permitted pursuant to this Section does not exceed 0.4 times the total #lot area# of Subdistrict F.

93-234 Lower income housing requirements

#Developments# that increase #floor area# in accordance with the provisions of this Section shall comply with the lower income housing requirements of Section 23-95, except as modified in this Section.

* * *

93-30 SPECIAL FLOOR AREA REGULATIONS

93-31 District Improvement Fund Bonus

Except in Subdistrict F, in the #Special Hudson Yards District# and Area P-2 of the #Special Garment Center District#, the Chairperson of the City Planning Commission shall allow, by certification, the applicable basic maximum #floor area ratio# to be increased up to the maximum amount specified in Sections 93-21, 93-22 or 121-31, as applicable,

provided that instruments in a form acceptable to the City are executed and recorded and that, thereafter, a contribution has been deposited in the #Hudson Yards District Improvement Fund#. The execution and recording of such instruments and the payment of such non-refundable contribution shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area# for such #development# or #enlargement#.

* * *

93-40 HEIGHT AND SETBACK REGULATIONS

* * *

93-42 Height and Setback in Subdistricts A through E F
 In Subdistricts A through E F, the underlying height and setback regulations shall not apply, except as set forth in Section 93-542 (Height and setback in Subareas D4 and D5). In lieu thereof, the provisions of this Section shall apply. These regulations are further modified in certain locations as set forth in Section 93-50 (SPECIAL HEIGHT AND SETBACK REGULATIONS IN SUBDISTRICTS A THROUGH E). The rooftop regulations set forth in Section 93-41 shall apply. The height of all #buildings or other structures# shall be measured from #curb level#.

In Subareas D4 and D5 of the Hells Kitchen Subdistrict, the underlying height and setback regulations shall apply as set forth in Section 93-542 (Height and setback in Subareas D4 and D5), as modified by Section 93-41 (Rooftop Regulations).

In Subdistricts A, B, and C, Subareas D1, D2 and D3 of the Hells Kitchen Subdistrict, and Subdistrict E, the underlying height and setback regulations shall not apply. In lieu thereof, the provisions of Section 93-41 (Rooftop Regulations) and paragraphs (a) through (d) of this Section shall apply. These regulations are further modified in certain locations as set forth in Section 93-50 (SPECIAL HEIGHT AND SETBACK REGULATIONS). The height of all #buildings or other structures# shall be measured from #curb level#.

In Subdistrict F, the underlying height and setback regulations shall not apply. In lieu thereof, the provisions of Section 93-41 (Rooftop Regulations) and Section 93-56 (Special Height and Setback Regulations in Subdistrict F) shall apply.

* * *

93-50 SPECIAL HEIGHT AND SETBACK REGULATIONS IN SUBDISTRICTS A THROUGH E

In Subdistricts A through E, B, and C, and Subareas D1, D2 and D3 of the Hells Kitchen Subdistrict, and Subdistrict E, the height and setback regulations set forth in paragraphs (a) through (d) of Section 93-42 shall apply, except that such regulations are modified in certain locations as set forth in this Section. Such modifications include the establishment of #street wall# location regulations, minimum base heights and maximum length of building walls for towers, and modifications of maximum base heights, depths of required setbacks, and tower #lot coverage#. Special provisions for recesses and sidewalk widenings are as follows:

* * *

(b) Sidewalk Widenings

Where a #street wall# is required to extend along the entire #street# frontage of a #zoning lot#, and such #street# is intersected by a #street# with a mandatory sidewalk widening, no #street wall# shall be required within such sidewalk widening. Where corner articulation rules apply, the inner boundary of any required sidewalk widening may be considered to be the #street line#. The mandatory #street wall# requirements are illustrated on Map 3 in Appendix A of this Chapter. Where sidewalk widening lines are specified, such lines shall be parallel to and five or ten feet from the #street line#, as required pursuant to Section 93-61 and illustrated on Map 4 (Mandatory Sidewalk Widenings) in Appendix A.

In Subdistrict F, the provisions of Section 93-41 (Rooftop Regulations) and Section 93-56 (Special Height and Setback Regulations in Subdistrict F) shall apply.

* * *

93-56 Special Permit for Modification of Height and Setback Regulations
Special Height and Setback Regulations in Subdistrict F

The height and setback regulations set forth in this Section 93-56, inclusive, shall apply to specific sites identified as Sites 1 through 6 on Map 6 (Subdistrict F Site Plan) in Appendix A of this Chapter. Portions of a #building# located entirely below grade, and exempt from the definition of #floor area# shall be permitted to extend beyond such designated site locations. However, Site 6 may be extended in a westerly direction, by up to 40 feet to accommodate a public #school# in accordance with the provisions of paragraph (b) of Section 93-568 (Site 6).

Map 4 (Mandatory Sidewalk Widenings) in Appendix A of this Chapter identifies the location of a sidewalk widening required along Eleventh Avenue that is referenced in this Section 93-56, inclusive. Regulations governing the design of this sidewalk widening are set forth in Section 93-61 (Sidewalk Widenings).

Public Access Areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways. Map 7 (Subdistrict F Public Access Area Plan) in Appendix A of this Chapter, identifies the location of publicly accessible open spaces, private streets, and pedestrian ways which are referenced in this Section 93-56.

Publicly accessible open spaces are comprised of the 'Western Open Space', the 'Central Open Space', the 'Southwest Open Space', the 'Northeast Plaza', the 'Midblock Connection', and the '#High Line#'. General rules governing such publicly accessible open spaces are set forth in Section 93-75 (Publicly Accessible Open Spaces in Subdistrict F).

Publicly accessible private streets are comprised of the 'Northern Street' (including the alley) and the 'Southern Street'. Publicly accessible pedestrian ways are comprised of the 'West 30th Street Corridor', and the 'Connector'. General rules governing such private streets and pedestrian ways are set forth in Section 93-76 (Publicly Accessible Private Streets and Pedestrian Ways in Subdistrict F).

The chairperson of the City Planning Commission may modify the height and setback regulations set forth in this Section provided that the Chairperson certifies to the Commissioner of Buildings that such a change is the minimum necessary to accommodate the ventilation

requirements of the below-grade rail operations. Any application for such change shall include a Mechanical Plan that conveys the extent of the needs and required modifications, as well as a letter from the Metropolitan Transit Authority describing the needs for such modifications.

93-561 General rules for Subdistrict F

The following regulations shall apply to all #buildings or other structures# within Sites 1 through 6:

(c) #Street wall# location

For the purposes of applying the height and setback regulations of this Section 93-56, inclusive, wherever a #building# fronts upon any publicly accessible open space, private street, or pedestrian way as shown on Map 7, the boundary of such publicly accessible open spaces, private streets, pedestrian ways shall be considered to be a #street line#. Furthermore, for the purposes of applying such height and setback regulations, the sidewalk widening line required along Eleventh Avenue shall be considered the Eleventh Avenue #street line#.

Wherever a #building# on Sites 1, 5 or 6 faces the #High Line#, the #street wall# shall not be located closer than five feet to the edge of the #High Line# (as shown on Map 7).

(b) Measurement of #building# heights

(1) Measurement of #street wall# heights

For portions of a #building# that front upon a publicly accessible sidewalk, the maximum base height, and, where applicable, transition height of a #street wall# shall be measured from the mean level of the public sidewalk that such #street wall# fronts upon. For portions of a #building# that front upon publicly accessible open spaces in which no sidewalks are provided adjacent to a #street wall#, the maximum base height, or, where applicable, transition height of a #street wall# shall be measured from the mean level of the final grade of the open space that such #street wall# fronts upon. However, the following #street wall# heights shall be measured from the #High Line bed#:

- (i) On Site 6, the portion of a #street wall# above the #High Line bed# facing the #High Line# beyond 60 feet of Eleventh Avenue; and
- (ii) On Site 6 along the Southwest Open Space within 60 feet of the #High Line#.

(2) Measurement of tower heights

The height of a tower of a #building# shall be measured from the highest level of the adjoining public sidewalk or finished grade adjoining such #building# on its respective site, except that on Site 5 the height of the tower shall be measured from the #High Line bed#. Where minimum height differences are required between towers, such heights, for each tower, shall be measured from the Manhattan Datum, which is 2.75 feet above Sea Level.

(c) Towers

Criteria for towers on Sites 1 through 6 are set forth in this Section 93-56, inclusive. The minimum distance between all such towers shall be 60 feet.

93-562 Street wall regulations for certain streets

The locations of all #street walls# identified in this Section 93-562 are shown on Map 9 (Subdistrict F Mandatory Street Wall Requirements) in Appendix A of this Chapter.

(a) Applicability

The provisions of this Section 93-562 shall apply to:

- (1) All #street walls# of #buildings# on Site 1:
 - (i) That front along the Northern Street;
 - (ii) That front along the Western Open Space within 60 feet of the Northern Street; and
 - (iii) That front along the Midblock Connection within 60 feet of the Northern Street.
- (2) All #street walls# of #buildings# on Site 2:
 - (i) That front along Eleventh Avenue south of the Northeast Plaza;
 - (ii) That front along the Northern Street; and
 - (iii) That front along the Midblock Connection within 60 feet of the Northern Street.
- (3) All #street walls# of a #building# on Site 4:
 - (i) That front along Eleventh Avenue;
 - (ii) That front along the Northern Street within 50 feet of Eleventh Avenue; and
 - (iii) That front along the Southern Street within 50 feet of Eleventh Avenue.
- (4) All #street walls# of a #building# on Site 6:
 - (i) That front along Eleventh Avenue five feet north of the #High Line#;
 - (ii) That front along the Southern Street;
 - (iii) That front along the #High Line#, completely above the #High Line bed#;
 - (iv) That front along the Southwest Open Space within 60 feet of the #High Line#; and
 - (v) That front along the Southwest Open Space within 60 feet of the Southern Street.

(b) #Street wall# location

All #street walls# of #developments# or #enlargements# identified in paragraph (a) of this Section shall be located on the #street line#.

(c) Recesses

All such #street walls# shall extend along the entire #street# frontage of the site, or required portion identified in paragraph (a) of this Section. However, such #street wall# location rules may be modified in accordance with the recess provisions of paragraph (c) of this Section.

- (1) Ground floor recesses up to three feet deep shall be permitted for access to #building# entrances;
- (2) To allow for corner articulation, the required #street wall# may be located anywhere within an area bounded by intersecting #street lines# and lines 15 feet from and parallel to such lines;
- (3) To ensure variation in the required #street wall#, a #building# shall provide recesses or ground floor level setbacks in accordance with the following provisions.
 - (i) A minimum of 20 percent of the #aggregate width of street walls# shall provide a minimum recess of three feet from the #street wall# above the level of the second #story#, except for the portion of Site 6 which fronts along the High Line, such recess shall be provided above the level of the first #story#. However, no portion of such recess shall be located within 30 feet of the intersection of two #street lines#, except where corner articulation is provided in accordance with paragraph (2) of this paragraph.
 - (ii) A maximum of 30 percent (or 50 percent for Site 4) of the #aggregate width of street walls# may provide a recess of up to 15 feet at any level, which may extend to the height of the building base, and, may allow for portions of towers to rise without setback from the ground floor level. However, no such setbacks shall be permitted within 30 feet of the intersection of two #street lines#, except where corner articulation is provided in accordance with paragraph (2) of this paragraph.

93-563 Site 1

In addition to the applicable requirements set forth in Section 93-562, the provisions of this Section 93-563 shall apply to #buildings# on Site 1.

(a) Building base

- (1) Facing West 33rd Street
 The #street wall# of the #development# or #enlargement# facing West 33rd Street may rise without setback to a maximum base height of 120 feet before a setback is required. However, no setbacks shall be required within 150 feet of Twelfth Avenue.
- (2) Facing the Northern Street
 The provisions of this paragraph (2) shall apply to #street walls# facing the Northern Street, the Western Open Space and the Midblock Connection within 60 feet of the Northern Street. Such #street walls# shall rise without setback to a minimum base height of 60 feet and a maximum base height of 90 feet.
- (3) Facing the Western Open Space
 The provisions of this paragraph (3) shall apply to #street walls# facing the Western Open Space beyond 60 feet of its intersection with the Northern Street. The #street wall# of the #development# or #enlargement# may rise without setback to a maximum base height of 90 feet before a setback is required. However, no setbacks shall be required within 150 feet of Twelfth Avenue.

(b) Transition height

All portions of a #building# that exceed the applicable maximum base height specified in paragraph (a) of this Section shall be set back in accordance with the provisions of this paragraph (b), except that where towers are provided directly above a portion of the transition height, such a portion of transition height located directly below a tower shall provide setbacks in accordance with the tower provisions of paragraph (c) of this Section.

Portions of a #building# facing West 33rd Street that exceed the maximum base height shall be set back from the West 33rd Street #street line# a minimum of 20 feet. Portions of a #building# facing the Western Open Space that exceed the maximum base height shall be set back from the #street wall# of a #building# facing the Western Open Space a minimum of 30 feet. However, in both cases, no such setback shall be required within 150 feet of Twelfth Avenue.

Above the maximum base height a #street wall# may rise to a maximum transition height equal to one-half the height of the #street wall# of the #building# base facing the Western Open Space. Such a transition height shall not exceed a maximum height of 135 feet.

All portions of a #building# that exceed the maximum transition height shall comply with the tower provisions of paragraph (c) of this Section.

(c) Towers

All #stories# of a #development# or #enlargement# located partially or wholly above the maximum

transition height shall be considered a 'tower' and shall comply with the provisions of this paragraph.

(1) **Required setbacks**

All towers, or portions of a transition height located beneath a tower, shall be set back at least 15 feet from the #street line# of West 33rd Street and from the #street walls# of the #building# facing the Northern Street, except that the depth of such set back distance may include the depth of any permitted recesses. However, no setbacks shall be required within 150 feet of Twelfth Avenue, along the Western Open Space, or along the Midblock Connection to allow portions of towers that comply with the provisions of sub-paragraphs (2) and (3) of this paragraph (c) to rise without setback.

(2) **Maximum floor plate**

If more than one tower is provided on Site 1, the aggregate gross area of any such tower #stories#, measured at any height, shall not exceed 24,000 square feet.

(3) **Maximum length and height**

The outermost walls of all #stories# of a tower, when viewed from above, shall be inscribed within a rectangle where the east-west dimension shall not exceed a length of 110 feet and the north-south dimension shall not exceed a length of 160 feet. Where more than one tower is located on Site 1, each tower shall comply independently with such maximum dimensions.

If more than one tower is located on Site 1, the height of the easternmost tower shall be a minimum of 100 feet greater than the height of the westernmost tower.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

**93-564
Site 2**

In addition to the applicable requirements set forth in Section 93-562, the provisions of this Section 93-564 shall apply to #buildings# on Site 2.

(a) **Building base**

(1) **Facing Eleventh Avenue**

The provisions of this paragraph (1) shall apply to #street walls# facing Eleventh Avenue (exclusive of #street walls# facing the Northeast Plaza), and the Northern Street within 60 feet of Eleventh Avenue. Such #street walls# shall rise without setback to a minimum height of 120 feet and a maximum height of 150 feet. Above a height of 150 feet, all portions of such #building# shall be set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. These building base provisions may apply along the Northern Street #street line# beyond 60 feet of Eleventh Avenue, up to a maximum distance of 100 feet from Eleventh Avenue.

(2) **Facing the Northern Street**

The provisions of this paragraph (2) shall apply to #street walls# facing the Northern Street beyond 60 feet of Eleventh Avenue (or beyond 100 feet if the optional building base provisions of sub-paragraph (1) of this paragraph (a) are applied along the Northern Street), and the Midblock Connection within 60 feet of the Northern Street. Such #street walls# shall rise without setback to a minimum height of 90 feet and a maximum height of 120 feet. Above a height of 120 feet, all portions of such #buildings# facing the Northern Street shall be set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. Portions of #street walls# along the Midblock Connection within 60 feet of the Northern Street need not setback after the maximum base height to allow tower portions that comply with the provisions of paragraph (b) of this Section to rise without setback.

(3) **Facing West 33rd Street**

#Street walls# facing West 33rd Street (exclusive of the Northeast Plaza) may rise without setback to a maximum base height of 150 feet. Above a height of 150 feet, setbacks shall be required as follows:

(i) Portions of a #building# facing West 33rd Street within 150 feet of the Eleventh Avenue #street line# shall provide a 15 foot setback from the #street line# of West 33rd Street;

(ii) Portions of a #building# beyond 150 feet of Eleventh Avenue that do not exceed an #aggregate width of street wall# of 150 feet, as measured along the West 33rd Street #street line# shall be permitted to rise without setback; and

(iii) Portions of a #building# located beyond 150 feet of Eleventh Avenue, which exceed the #aggregate width of street wall# of 150 feet as measured along the West 33rd Street #street line# shall be set back a

minimum of 15 feet from the #street line# of West 33rd Street.

All portions of a #building# that exceed a height of 150 feet shall comply with the tower provisions of paragraph (b) of this Section.

(b) **Towers**

All #stories# of a #development# or #enlargement# located partially or wholly above a height of 150 feet shall be considered a 'tower' and shall comply with the provisions of this paragraph (b). Not more than one tower shall be allowed on Site 2.

(1) **Maximum floor plate**

The gross area of any tower #story# shall not exceed 40,000 square feet. However, if a tower complies with the provisions of sub-paragraph (2) (i)-(ii) of this paragraph (b), such 40,000 square foot limitation shall not apply to any #story# located entirely below a height of 250 feet.

(2) **Maximum length and height**

The outermost walls of all #stories# of a tower, when viewed from above, shall be inscribed within a rectangle where the east-west dimension shall not exceed a length of 250 feet below a height of 400 feet. Above a height of 400 feet, such rectangle shall not exceed a length of 225 feet. However if setbacks are provided as follows, such lengths shall not apply to the portion of a #building# below a height of 250 feet provided:

(i) All tower #stories# are set back at least 50 feet from the Eleventh Avenue #street line#; and

(ii) All tower #stories# are set back at least 15 feet from the Midblock Connection #street line#.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

**93-565
Site 3**

The regulations of this Section 93-565 shall apply to all #buildings# within Site 3.

All #stories# of a #development# or #enlargement# located wholly or partially above the highest level of the adjoining public sidewalk or finished grade on Site 3 shall be considered a 'tower' and shall comply with the provisions of this Section 93-565. Not more than one tower shall be permitted on Site 3.

(a) **Ground floor**

A maximum of 6,000 square feet of the ground floor shall be permitted to provide #residential uses#. The remaining portion of the ground floor shall provide an area that is accessible to the surrounding publicly accessible open spaces listed in Section 93-75. Such space may be open or enclosed, but shall have height of at least 40 feet measured from the level of an adjoining finished grade or sidewalk.

If open, such space shall be considered part of the Central Open Space and comply with the regulations set forth in 93-75.

If enclosed, such space shall provide ground floor #uses# pursuant to Section 93-14, and shall adjoin a minimum of 70 percent of the perimeter of the outermost walls of the ground floor of the #building# to a minimum depth of 30 feet. Such outermost wall shall be at least 70 percent glazed with transparent material to a height of 40 feet.

(b) **Maximum floor plate**

The gross area of any #story# of a #building# on Site 3 shall not exceed 12,000 square feet.

(c) **Maximum length and height**

The maximum horizontal dimension of the tower, measured in any direction, shall not exceed 145 feet. However, if the angle of the tower's maximum horizontal dimension is aligned within 15 degrees of a diagonal line bisecting the Site 3 rectangle in plan (as shown on Map 6) from its southwest corner to its northeast corner, then the maximum horizontal dimension measured in this direction may be increased to 160 feet, provided that the maximum dimension measured perpendicular to such increased dimension does not exceed a length of 120 feet.

The maximum height of a #building# within Site 3 shall be a minimum of 100 feet taller than the #building# height of Site 5.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

**93-566
Site 4**

In addition to the applicable requirements set forth in Section 93-562, the provisions of this Section 93-566 shall apply to #buildings# on Site 4. Not more than one tower shall be permitted on Site 4.

(a) **Street wall location along Northern and Southern Streets**

Any portion of a #street wall# facing the Northern Street within 100 feet of Eleventh Avenue shall be set back at least 15 feet from the Northern Street #street line#, which shall coincide with the northern edge of the Site 4 boundary. Any portion of a #street wall# facing the Northern Street that extends beyond 100 feet of Eleventh Avenue as measured along the Northern Street #street line# shall be set back at least 30 feet from the Northern Street #street line#. Any portion of a #street wall# facing the Southern Street that extends beyond 100 feet of Eleventh Avenue as measured along the Southern Street #street line# shall be set back at least 15 feet from the Southern Street #street line#.

(b) **Building base facing Eleventh Avenue**

The provisions of this paragraph (b) shall apply to #street walls# below a height of 120 feet facing Eleventh Avenue and the Northern and Southern Streets within 50 feet of Eleventh Avenue. Such #street walls# shall rise without setback to a minimum height of 90 feet and a maximum height of 120 feet. Above a height of 120 feet, all portions of a #building# facing Eleventh Avenue shall be set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. Portions of #street walls# along the Northern and the Southern Streets within 50 feet of Eleventh Avenue need not setback after the maximum base height to allow tower portions that comply with the provisions of paragraph (c) below to rise without setback.

All portions of a #building# that exceed the maximum base height of 120 feet shall comply with the tower provisions of paragraph (c) of this Section.

(c) **Towers**

All #stories# of a #development# or #enlargement# located partially or wholly above the maximum base height of 120 feet shall be considered a 'tower' and shall comply with the provisions of this paragraph. Not more than one tower shall be permitted on Site 4.

(1) **Maximum floor plate**

The gross area of any such #story# shall not exceed 12,000 square feet.

(2) **Maximum length and height**

For any portion of a #building# above 120 feet, the maximum horizontal dimension, measured in any direction, shall not exceed 145 feet. However, if the angle of the tower's maximum horizontal dimension is aligned within 15 degrees of a diagonal line bisecting the Site 4 rectangle in plan (as shown on Map 6) from its southwest corner to its northeast corner, then the maximum horizontal dimension measured in this direction may be increased to 160 feet, provided that the maximum dimension measured perpendicular to such increased dimension does not exceed 120 feet.

The maximum height of a #building# on Site 4 shall be a minimum of 100 feet taller than any #building# located on Site 3.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

**93-567
Site 5**

All #stories# of a #development# or #enlargement# located wholly or partially above finished grade on Site 5 shall be considered a 'tower' and shall comply with the provisions of this Section 93-567.

On Site 5, a #building# or other structure# may be located adjacent to and above the #High Line#, provided no portion of such #building# or other structure# is located within five feet of the edge of the #High Line# from the level of finished grade to a level of 60 feet above the level of the #High Line bed# (as shown on Map 7).

(a) **Maximum floor plate**

The gross area of any #story# within that portion of a #building# or other structure# located wholly or partially above the finished grade to a height of 60 feet above the #High Line bed# shall not exceed 5,000 square feet. However, such maximum floor plate shall exclude portions of a #building# or other structure# that are west of the #High Line# below a height of 60 feet above the #High Line bed#, provided that the maximum horizontal dimension of such portion, measured in any direction, shall be 30 feet.

The gross area of any #story# within that portion of a #building# located above a height of 60 feet above the #High Line bed# shall not exceed 12,000 square feet.

(b) **Maximum length and height**

At or below a height of 60 feet above the #High Line bed#, if a #building# or other structure# is #developed# with portions on both sides of the #High Line#, the minimum horizontal dimension, measured in any direction between such portions shall be 60 feet.

For that portion of a #building# located above a height of 60 feet above the #High Line bed#, the maximum horizontal dimension, measured in any direction, shall not exceed 145 feet. However, if the angle of such maximum horizontal dimension is aligned within 15 degrees of a diagonal line bisecting the Site 5 rectangle in plan (as shown on Map 6) from its south-west corner to its north-east corner, then the maximum horizontal dimension measured in this direction may be increased to 160 feet, provided that the maximum dimension measured perpendicular to such increased dimension does not exceed 120 feet. The maximum horizontal dimension for that portion of a #building# which spans over the #High Line#, measured in any direction, shall not exceed 120 feet.

The maximum height of a #building# on Site 5 shall be 450 feet.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

**93-568
Site 6**

In addition to the applicable requirements set forth in Section 93-562, the provisions of this Section 93-568 shall apply to #buildings# on Site 6.

(a) **Height and setback regulations**

(1) **Street wall facing West 30th Street.**

beneath the #High Line#.

The provisions of this paragraph (a) shall apply to #street walls# on Site 6 beneath the #High Line# that face West 30th Street, Eleventh Avenue and the Southwest Open Space.

All such #street walls# shall extend along the entire #street# frontage of the site, except that along West 30th Street, the #street wall# shall be no closer to the northerly #street line# of West 30th Street than the northerly edge of the southern row of structural columns of the #High Line#, and along the Southwest Open Space and Eleventh Avenue, the #street wall# shall extend to a point five feet north of the #High Line#. Ground floor recesses up to three feet deep shall be permitted for access to #building# entrances.

All such #street walls# shall rise without setback to a maximum height of the underside of the #High Line bed#.

(2) Building base

(i) Facing Eleventh Avenue and the Southern Street, north of the #High Line#
The provisions of this paragraph (i) shall apply north of the #High Line# to #street walls# facing Eleventh Avenue, the Southern Street, portions of #street walls# facing the #High Line# within 60 feet of Eleventh Avenue, and portions of #street walls# facing the Southwest Open Space within 60 feet of the Southern Street. Such #street walls# shall rise without setback to a minimum height of 60 feet and a maximum height of 90 feet. Above a height of 90 feet, all portions of such #buildings# facing Eleventh Avenue, the #High Line# and the Southern Street shall be set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. Portions of #street walls# along the Southwest Open Space within 60 feet of the Southern Street need not set back after the maximum base height to allow portions of towers that comply with the provisions of sub-paragraph (3) of this paragraph (a) to rise without setback. These building base provisions may apply along the #High Line# beyond 60 feet of Eleventh Avenue, up to a maximum distance of 100 feet from Eleventh Avenue.

(ii) Facing West 30th Street, north of the #High Line#.

The provisions of this paragraph (ii) shall apply to #street walls# above the #High Line bed#, facing the #High Line# beyond 60 feet of Eleventh Avenue, and to those portions of #street walls# facing the Southwest Open Space that are within 60 feet of the #High Line#. Such #street walls# shall rise without setback to a minimum height of 50 feet as measured above the level of the #High Line bed#, and a maximum height of 60 feet as measured above the level of the #High Line bed#. Above a height of 60 feet, all portions of such #buildings# facing the #High Line# shall be set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. Portions of #street walls# along the Southwest Open Space within 60 feet of Eleventh Avenue need not setback after the maximum base height to allow tower portions that comply with the provisions of sub-paragraph (3) of this paragraph (a) to rise without setback.

All portions of a #building# that exceed the maximum base height of 90 feet shall comply with the tower provisions of sub-paragraph (3) of this paragraph (a).

(3) Towers

All #stories# of a #development# or #enlargement# located partially or wholly above a height of 90 feet shall be considered a 'tower' and shall comply with the provisions of this sub-paragraph (3).

(i) Maximum floor plate

If more than one tower is provided on Site 6, the aggregate gross area of any such tower #stories#, measured at any height, shall not exceed 24,000 square feet.

(ii) Maximum length and height

The outermost walls of all #stories# of a tower, when viewed from above, shall be inscribed within a rectangle where the east-west dimension shall not exceed a length of 160 feet and the north-

south dimension shall not exceed a length of 110 feet. Where more than one tower is located on Site 6, each tower shall comply independently with such maximum dimensions.

The #aggregate width of street walls# of all #stories# of a tower facing the Southern Street or the #High Line# shall not exceed 220 feet within 40 feet of the #street wall# of the #building# base.

If more than one tower is provided on Site 6, such towers shall either be equal in height, or the easternmost tower shall have a height greater than the height of the westernmost tower.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

(b) Certification to expand Site 6

The area of Site 6, as shown on Map 6, may be extended westward by up to 40 feet in order to accommodate a public #school# upon certification of the Chairperson of the City Planning Commission that:

- (1) The Chairperson of the City Planning Commission is in receipt of a letter from the School Construction Authority that describes the need for the additional area;
- (2) A Site Plan and Landscape Plan for the Southwest Open Space have been approved by the Chairperson of the City Planning Commission;
- (3) No portion of a tower located on Site 6 extends beyond 395 feet west of the Eleventh Avenue #street line#; and
- (4) Any portion of a #building# located beyond 395 feet from the Eleventh Avenue #street line# affects southwesterly view corridors from the Central Open Space towards the Hudson River to the minimum extent necessary to accommodate a public #school#.

93-569 Tower Top Articulation

All #buildings# that exceed a height of 300 feet and are required to comply with the tower top articulation provisions of this Section shall provide articulation in accordance with the following:

The uppermost 40 feet of the #building# shall have a #lot coverage # of at least 50 percent of the #story# immediately below such 40 feet, and a maximum #lot coverage # of 80 percent of the #story# immediately below such 40 feet. 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 Section, 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.

93-57 Special Permit for Modification of Height and Setback Regulations

Within the #Special Hudson Yards District#, except within C1-7A Districts or C2-5 Districts mapped within R8A Districts, for #developments# or #enlargements# on #zoning lots# with at least 20,000 square feet of #lot area# or #developments# or #enlargements# on any size #zoning lot# that occupy the entire #block# front along a #wide street#, the City Planning Commission may modify the regulations set forth in Sections 93-40 (HEIGHT AND SETBACK REGULATIONS), inclusive, and 93-50 (SPECIAL HEIGHT AND SETBACK REGULATIONS IN SUBDISTRICTS A THROUGH E), inclusive, provided the Commission finds that:

* * *
93-60 MANDATORY IMPROVEMENTS

93-61 Sidewalk Widening

Map 4 (Mandatory Sidewalk Widening) in Appendix A of this Chapter specifies locations of mandatory sidewalk widening. The depth of such sidewalk widening shall be as indicated on Map 4 in Appendix A and shall be measured perpendicular to the #street line#. All sidewalk widening shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalks, and shall be accessible to the public at all times.

* * *
93-70 PUBLIC ACCESS REQUIREMENTS FOR SPECIAL SITES

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93-75 Publicly Accessible Open Spaces in Subdistrict F

Public access areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways.

Publicly accessible open spaces are listed in this Section 93-75, inclusive. Such publicly accessible open spaces shall be comprised of the Western Open Space, the Central Open Space, the Southwest Open Space, the Northeast Plaza, the Midblock Connection, and the #High Line# as described within this Section 93-75, inclusive, Map 7 (Subdistrict F Public Access Area Plan) in Appendix A of this Chapter identifies the location of publicly accessible open spaces.

General requirements for each publicly accessible open space are set forth within this Section. Design requirements for each publicly accessible open space are set forth in Section 93-77 (Design Criteria for Public Access Areas in Subdistrict F). The phasing and approval process for each publicly accessible open space is set forth in Section 93-78 (Site and Landscape Plan for Public Access Areas in Subdistrict F).

All publicly accessible open spaces listed in this section shall be accessible to the public from the hours of 6:00 am to 1:00 am with the exception of the #High Line#, and the Northeast Plaza, which shall provide hours of access pursuant to Section 37-727.

93-751 General Requirements for the Western Open Space

A publicly accessible open space, (henceforth referred to as the 'Western Open Space'), shall be provided in Subdistrict F. Such a space shall be open to the sky, except that amenities that are provided in accordance with this Section 93-75, and Section 93-77 shall be permitted to cover a portion of the Western Open Space.

(a) General purpose

The Western Open Space is intended to serve the following purposes:

- (1) To provide a major open space that joins the northern portion of the #High Line# open space network on its west to the open space networks leading to the Hudson Park and Boulevard on its east
- (2) To provide a large open lawn area overlooking the Hudson River for public use and enjoyment; and
- (3) To provide transition areas that offer shade, supplemental space between the open lawn and surrounding buildings, and connections between surrounding publicly accessible open spaces.

(b) Location and minimum dimensions

The Western Open Space shall be located east of the #High Line#, and encompass the area between Sites 1 and 5 as shown on Map 7. The Western Open Space shall have a minimum easterly boundary of 225 feet as measured from the easterly #street line# of Twelfth Avenue.

(c) Core elements

The Western Open Space shall provide the following core elements:

(1) Lawn area

An accessible lawn area shall be provided with a minimum area of one acre. Any lawn area located within 40 feet of a #building# wall on Sites 1 or 5 shall not contribute towards this one acre requirement. The required lawn area shall be comprised of the following amenities:

- (i) A continuous lawn area shall be provided over a minimum of 75 percent of the required one acre. Such area shall have a maximum slope of three degrees and unobstructed visual access toward the Hudson River.
- (ii) A transitional lawn area may be provided for a maximum of 25 percent of the required one acre of lawn area. Such area need not be continuous, and shall have a maximum slope of 15 degrees. Trees and other plantings shall be permitted in such area.

(2) #High Line# connection

Access to the #High Line# shall be provided along a minimum of 75 feet and a maximum of 150 feet of #High Line# frontage length. Such frontage need not be continuous, however, in order to qualify as unobstructed access that contributes to the minimum 75 foot requirement set forth in this paragraph, a minimum frontage width of five feet is required. Such access need not be opened to the public until the #High Line# is reconstructed as public open space in accordance with the provisions of Section 93-756.

(3) Supplemental area

Any space provided in the Western Open Space which does not meet the criteria for lawn area set forth in paragraph (c) (1) of this Section or the criteria for the #High Line# connection set forth in paragraph (c) (2) of this Section shall be designated as supplemental area and shall comply with the requirements set forth in this paragraph (c) (3).

A minimum of 50 percent of the supplemental area shall be landscaped with soft ground cover, and the remaining 50 percent may be paved. At least one tree shall be provided for every 2,000 square feet of supplemental area. Such trees may be distributed anywhere within the supplemental area.

A minimum of two unimpeded paved pedestrian accesses, each with a minimum width of 12 feet, shall be provided in the supplemental area. One such pedestrian access shall link the Northern Street's alley to the #High Line#, and the second such pedestrian access shall link the Southern Street to the #High Line#.

A minimum of one linear foot of seating shall be provided for every 75 square feet of supplemental area. At least 50 percent of such required seating shall provide seatbacks. Such seating may be distributed anywhere within the supplemental area.

Permanent structures such as food or information kiosks, pavilions or public restrooms, may be placed within the supplemental area provided the height of such structures does not exceed 20 feet. The maximum #lot coverage# that all such permanent structures may occupy shall be 400 square feet, and shall be exempt from the definition of #floor area#.

(d) Transparency

For portions of #buildings# on Site 1 and Site 5 fronting upon the Western Open Space, a minimum of 50 percent of the surface area of the ground floor #street wall# fronting upon the open space shall be treated with clear, un-tinted transparent material.

(e) Permitted encroachments from private streets and pedestrian ways

The Connector and the terminus of the Northern Street shall be permitted to encroach upon the supplemental area of the Western Open Space, provided that a Site Plan incorporating the private street or pedestrian way is approved in conjunction with the Western Open Space pursuant to Section 93-78.

93-752 General Requirements for the Central Open Space

A publicly accessible open space, (henceforth referred to as the 'Central Open Space'), shall be provided in Subdistrict F. Such a space shall be open to the sky, except that portions of a #building# on Site 3 and amenities that are provided in accordance with this Section 93-75, and Section 93-77, shall be permitted to cover a portion of the Central Open Space.

(a) General purpose

The Central Open Space is intended to serve the following purposes:

- (1) To serve as a neighborhood open space;
- (2) To provide amenities for area residents, workers, and the general public; and
- (3) To provide areas that offer varied programs, supplemental spaces between amenities and surrounding #buildings# and connections between surrounding publicly accessible open spaces.

(b) Location and dimensions

The Central Open Space shall be located within the area bounded by the Northern Street, the Southern Street, the Connector and Eleventh Avenue, and shall also be comprised of any portion of Sites 3 and 4 which are not covered by #buildings# at the ground level as shown on Map 7.

The Central Open Space shall have a minimum dimension in the north-south direction as measured from the southerly #street line# of the Northern Street to the northerly #street line# of the Southern Street of 175 feet. In addition, the minimum dimension of the Central Open Space in the north-south direction between the northern boundary of Site 3 and the southerly #street line# of the Northern Street shall be 55 feet.

The Central Open Space shall have a minimum dimension in the east-west direction as measured from the easterly #street line# of the Connector to the westerly #street line# of Eleventh Avenue of 545 feet. In addition, the minimum dimension of the open space in the east-west direction between the eastern boundary of Site 3 and the western boundary of Site 4 shall be 265 feet.

Within 350 feet of the Eleventh Avenue #street line#, the maximum height of the finished grade of the Central Open Space shall be 45 feet above the Manhattan Datum, which is 2.75 feet above Sea Level. Beyond 350 feet of Eleventh Avenue, the maximum height of the finished grade shall be 47 feet above the Manhattan Datum.

(c) Core elements

The Central Open Space shall provide the following core elements:

(1) Lawn area

An accessible lawn area shall be provided with a minimum aggregate area of 10,000 square feet and a maximum slope of three degrees. Such area need not be continuous. Any lawn area located within 12 feet of a #building# wall on Sites 3 or 4 shall not contribute towards such minimum gross area.

(2) Playground

A playground shall be provided with a minimum area of 10,000 square feet.

(3) Supplemental area

Any space in the Central Open Space other than the required lawn area set forth in paragraph (c) (1) of this Section or the required playground space set forth in paragraph (c) (2) of this Section, shall be designated as supplemental area and shall comply with the requirements set forth in this Section.

A minimum of 50 percent of the supplemental area shall be landscaped with soft ground cover, and the remaining 50 percent may be paved. At least one tree shall be provided for every 1,500 square feet of the supplemental area. Such trees may be distributed anywhere within the supplemental area.

A minimum of two unimpeded paved pedestrian accesses, each with a minimum width of 12 feet, shall be provided in the supplemental area. Such pedestrian access shall link the Northern and Southern Streets and be no closer than 150 feet to one another at any point.

A minimum of one linear foot of seating shall be provided for every 75 square feet of supplemental area. At least 50 percent of such required seating shall provide seatbacks. Such seating may be distributed anywhere within the supplemental area.

Within 15 feet of a required sidewalk or pedestrian access, the slope of the supplemental area shall not exceed 7.5 degrees, or a maximum height of two feet.

Beyond 15 feet of a required sidewalk or pedestrian access, the slope of the supplemental area shall not exceed 15 degrees.

(d) Permanent structures

Permanent structures, such as food or information kiosks, pavilions or public restrooms may be placed within the Central Open Space, provided the height of such structures does not exceed 20 feet. The maximum #lot coverage# that all such permanent structures may occupy shall be 400 square feet and shall be exempt from the definition of #floor area#.

(e) Transparency

For portions of #buildings# in Site 4 fronting upon the Central Open Space, a minimum of 50 percent of the surface area of the ground floor #street wall# fronting upon the open space shall be treated with clear, un-tinted transparent material.

(f) Permitted encroachments from private streets and pedestrian ways

The Connector and the terminus of the Southern Street shall be permitted to encroach upon the supplemental area of the Central Open Space, provided that a Site Plan incorporating the private street or pedestrian way is approved in conjunction with the Central Open Space pursuant to Section 93-78.

93-753 General Requirements for the Southwest Open Space

A publicly accessible open space, (henceforth referred to as the 'Southwest Open Space'), shall be provided in Subdistrict F. Such accessible open space shall be open to the sky, except that portions of a #building or other structure# on Site 5, the #High Line# and amenities that are provided in accordance with this Section 93-75, and Section 93-77 shall be permitted to cover a portion of the Southwest Open Space.

(a) General purpose

The Southwest Open Space is intended to serve the following purposes:

- (1) To serve as an inviting pedestrian gateway to the Western Rail Yard from open space networks along the Hudson River;
- (2) To provide pedestrian amenities and connections between surrounding public spaces both on and adjacent to the Western Rail Yard; and
- (3) To offer a unique open space experience for pedestrians through the negotiation of the area's grade changes.

(b) Location and minimum dimensions

The Southwest Open Space shall be located within the area bounded by Twelfth Avenue, the Western Open Space, the Southern Street, Site 6, and West 30th Street, and shall also be comprised of any portion of Site 5 which is not covered by a #building or other structure# at the ground level as shown on Map 7.

The Southwest Open Space shall have a minimum dimension in the east-west direction as measured from the easterly #street line# of Twelfth Avenue to the western boundary of Site 6 of 400 feet. However, if the length of Site 6 is extended to accommodate a public #school# in accordance with the provisions of paragraph (b) of Section 93-568, the minimum dimension shall be 360 feet.

The Southwest Open Space shall have a minimum dimension in the north-south direction as measured from the northerly #street line# of West 30th Street to the southern boundary of the Western Open Space of 180 feet and a maximum dimension of 200 feet.

(c) Core elements

The Southwest Open Space shall have the following core elements. For the purpose of determining the amount of an amenity to provide in relation to the area of the Southwest Open Space in this paragraph (c), the area of the Southwest Open Space shall exclude the area occupied by a #building or other structure# on Site 5 and the #High Line#.

A minimum of 50 percent of the area of the Southwest Open Space shall be landscaped with soft ground cover, and the remaining 50 percent of the Southwest Open Space may be paved. At least one tree shall be provided for every 1,500 square feet of Southwest Open Space.

An unimpeded paved pedestrian access with a minimum width of 12 feet shall link either Twelfth Avenue or West 30th Street and the Southern Street. If such pedestrian access contains 'switchbacks' comprised of a series of ascending pedestrian ways, the minimum distance between midpoints of each way, as measured in plan from the northerly edge of one way to the southerly edge of the next ascending way shall be 15 feet.

A second unimpeded paved pedestrian access with a minimum width of 12 feet shall link either Twelfth Avenue or West 30th Street and the #High Line bed# or with an elevator located adjacent to the #High Line# that provides public access to the

#High Line bed#. Such access need not be opened to the public until the #High Line# is reconstructed as public open space in accordance with the provisions of Section 93-756.

A minimum of one linear foot of seating shall be provided for every 75 square feet of Southwest Open Space. At least 50 percent of such required seating shall provide seatbacks.

Permanent structures, such as food or information kiosks, pavilions or public restrooms shall be permitted within the Southwest Open Space provided the height of such structures does not exceed 20 feet. The maximum area #lot coverage# that all such permanent structures may occupy shall be 1,000 square feet, provided that such structures are located entirely west of the #High Line#. Such permanent structures shall be exempt from the definition of #floor area#.

(d) Permitted encroachments from private streets

The terminus of the Southern Street shall be permitted to encroach upon the Southwestern Open Space, provided that a Site Plan for the Southern Street is approved in conjunction with the Southwestern Open Space pursuant to Section 93-78.

93-754 General Requirements for the Northeast Plaza

A publicly accessible open space, (henceforth referred to as the 'Northeast Plaza'), shall be provided at the intersection of West 33rd Street and Eleventh Avenue (as shown on Map 7). The area of such space shall be at least 2,600 square feet, and shall have a minimum #street# frontage of 40 feet along each #street#. The Northeast Plaza shall be #developed# in accordance with the standards of a #public plaza# as set forth in Section 37-70 (PUBLIC PLAZAS), exclusive of the area dimensions set forth in Section 37-712.

93-755 General Requirements for the Midblock Connection

A pedestrian way (henceforth referred to as the 'Midblock Connection'), shall be provided between West 33rd Street and the Northern Street (as shown on Map 7).

(a) General purpose

The Midblock Connection is intended to serve the following purposes:

- (1) To provide pedestrian access between West 33rd Street and the Western Rail Yard Subdistrict F; and
- (2) To provide amenities similar to a through block public plaza.

(b) Location and dimensions

The entirety of the Midblock Connection shall be located between 335 feet and 455 feet west of the westerly Eleventh Avenue #street line#.

The minimum width of the Midblock Connection, measured in the east-west direction, shall be 60 feet.

(c) Core elements

The Midblock Connection shall provide the following core elements:

- (1) A minimum of one unimpeded pedestrian access, with a minimum width of 12 feet, shall be provided to connect the Northern Street with West 33rd Street;
- (2) A minimum of one linear foot of seating shall be provided for every 75 square feet of the Midblock Connection. A minimum of 50 percent of the required seating shall provide seatbacks; and
- (3) A minimum of 20 percent of the gross area of the Midblock Connection shall be landscaped with soft ground cover, and shall provide a minimum of one tree per every 1,500 square feet.

93-756 General Requirements for the #High Line#

For the portion of the #High Line# which is located within the boundary of Subdistrict F the following provisions shall apply.

(a) General purpose

The #High Line# is intended to serve the following purposes:

- (1) To serve as a continuation of the #High Line# public open space to the east and to the south of West 30th Street;
- (2) To offer a pedestrian and passive open space experience similar to the #High Line# open space south of West 30th Street, through planting, materials and amenities, while taking into account the nature and character of the Western Rail Yard site plan; and
- (3) To allow for connections to other public areas on the Western Rail Yard Subdistrict F.

(b) Permitted #uses#

Any permitted change of #use# for the #High Line#

shall be made pursuant to the provisions of 93-10 (USE REGULATIONS).

**93-76
Publicly Accessible Private Streets and Pedestrian Ways in Subdistrict F**

Public access areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways.

Publicly accessible private streets and pedestrian ways shall be provided in Subdistrict F in addition to the publicly accessible open spaces required in Section 93-75. Such private streets and pedestrian ways shall be comprised of the Northern and Southern Streets, the West 30th Street Corridor and the Connector. Map 7 (Subdistrict F Public Access Area Plan) in Appendix A of this Chapter identifies the location of these publicly accessible private streets and pedestrian ways.

General requirements for each publicly accessible private street and pedestrian way are set forth within this Section. Design requirements for each publicly accessible private street and pedestrian way are set forth in Section 93-77 (Design Criteria for Public Access Areas in Subdistrict F). The phasing and approval process for each publicly accessible private street and pedestrian way are set forth in Section 93-78 (Site and Landscape Plan for Public Access Areas in Subdistrict F).

Publicly accessible private streets and pedestrian ways listed in this section shall be accessible to the public at all times.

**93-761
General Requirements for the Northern Street**

A private street, (henceforth referred to as the 'Northern Street'), shall be provided south of and parallel to West 33rd Street.

(a) **General purpose**

The Northern Street is intended to serve the following purposes:

- (1) To serve as the primary publicly accessible pedestrian and vehicular connection to the Western Rail Yard from Eleventh Avenue;
- (2) To provide an experience substantially similar to active public #streets# in other high-density, mixed-use districts on its north sidewalk; and
- (3) To provide a unique urban park-like experience for an active public street by connecting the Western Open Space and the Eastern Rail Yard plaza with a pedestrian alley.

(b) **Location and Dimensions**

The Northern Street shall have its northerly edge located a minimum of 180 feet and a maximum of 200 feet south of the West 33rd Street #street line# (as shown on Map 7), except that a terminus to the Northern Street, located west of the Connector shall be permitted to expand beyond the maximum dimensions, provided that such a terminus extends to provide a #building# entrance drive along Site 1, and complies with the provisions set forth in paragraph (e) of Section 93-751.

(c) **Core Elements**

The Northern Street shall provide the following core elements:

(1) **Streets and sidewalk requirements**

The Northern Street shall be a private street constructed to minimum Department of Transportation and Fire Department standards for public #streets#, including curbs and curb drops. Such private street shall consist of a road bed, paved with asphalt, with a minimum width pursuant to the requirements set forth by the Fire Department; a 20 foot minimum sidewalk along its entire northern curb; and a 25 foot minimum sidewalk along its entire southern curb.

(2) **Planting and seating requirements for the southern sidewalk and alley**

Two trees shall be planted for every 20 feet of southern curb length of the Northern Street between Eleventh Avenue and the Connector. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire curb length of the Northern Street.

Along the southern sidewalk trees shall be planted within five feet of the curb and the southern edge of the sidewalk. One row of trees shall be planted within five feet of the curb and a second row of trees shall be planted within five feet of the southern edge of the sidewalk. This double row of tree planting along the southern sidewalk of the Northern Street between Eleventh Avenue and the Connector shall henceforth be referred to as the 'alley'(as shown on Map 7). No #development# shall be permitted within 15 feet of the southern edge of the alley.

The alley shall provide a minimum of one linear foot of seating for every 75 square feet of the alley. A minimum of 50 percent of the required seating shall provide seatbacks.

(3) **Planting requirements for the northern sidewalk**

One tree shall be planted for every 25 feet

of curb length of the Northern Street along its northern curb between Eleventh Avenue and the Connector. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire curb length of the Northern Street, until the Connector. Along the northern sidewalk, trees shall be planted within five feet of the curb.

(4) **Curb cuts**

No curb cuts shall be permitted along the Northern Street, except for access to the Connector if required by the Fire Department.

**93-762
General Requirements for the Southern Street**

A private street, (henceforth referred to as the 'Southern Street'), shall be provided north of and parallel to West 30th Street.

(a) **General purpose**

The Southern Street is intended to serve the following purposes:

- (1) To serve as a publicly accessible pedestrian and vehicular connection to the Western Rail Yard from Eleventh Avenue; and
- (2) To provide an experience substantially similar to active public #streets# in other high-density, mixed-use districts;

(b) **Location and Dimensions**

The Southern Street shall have its southerly edge located a minimum of 180 feet and a maximum of 200 feet north of the West 30th Street #street line# as shown on Map 7, except that a terminus to the Southern Street, located west of the Connector, shall be permitted to expand beyond the maximum dimensions, provided that such a terminus extends to provide a #building# entrance drive along Site 5, and complies with the provisions set forth in paragraph (d) of Section 93-753, and/ or paragraph (f) of Section 93-754 as applicable.

(c) **Core Elements**

The Southern Street shall provide the following core elements:

(1) **Street and sidewalk requirements**

The Southern Street shall be a private street constructed to minimum Department of Transportation and Fire Department standards for public #streets#, including curbs and curb drops. Such private street shall consist of a road bed, paved with asphalt, with a minimum width pursuant to requirements set forth by the Fire Department; a 15 foot minimum sidewalk along its entire northern curb; and a 20 foot minimum sidewalk along its entire southern curb;

(2) **Planting requirements for sidewalks**

One tree shall be planted for every 25 feet of curb length of the Southern Street between Eleventh Avenue and the Connector. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire length of the curb of the private street between Eleventh Avenue and the Connector; and

(3) **Curb cuts**

One curb cut shall be permitted along each side of the Southern Street. The maximum width of such curb cut shall be 30 feet. A third curb cut accessing the Connector shall be permitted if required by the Fire Department.

**93-763
General Requirements for the West 30th Street Corridor**

A pedestrian way (henceforth referred to as the 'West 30th Street Corridor'), shall be provided along the northerly sidewalk of West 30th Street adjacent to the area below the #High Line#.

(a) **General purpose**

The West 30th Street Corridor is intended to serve the following purposes:

- (1) To serve as a transition space between the #High Line# and the West 30th Street sidewalk;
- (2) To allow for active frontages with publicly-accessible open areas for establishments below the #High Line#;
- (3) To provide an overall streetscape design that compliments and provides views of the #High Line# along West 30th Street.

(b) **Location and Dimensions**

The West 30th Street Corridor shall be located in the area bounded by the #High Line#, Eleventh Avenue, West 30th Street, and the eastern edge of the Southwest Open Space as shown on Map 7.

In the north-south direction, the West 30th Street Corridor shall extend from the #street wall# of #buildings# beneath the #High Line# facing West 30th Street (which shall coincide with the northerly edge of the southern row of structural columns of the #High Line#) to the northerly #street line# of West 30th Street.

(c) **Core Elements**

The West 30th Street Corridor shall have the

following provisions for its core elements:

- (1) A pedestrian access area at least 10 feet in width shall be provided along the entire length of the West 30th Street Corridor, linking Eleventh Avenue with the sidewalk adjacent to the Southwest Open Space. Such area shall be located a minimum of five feet beyond the northerly curb line of West 30th Street, and shall be free of obstructions;
- (2) Portions between the required pedestrian access area and the #High Line# may be paved or landscaped; and
- (3) Street trees shall be planted within five feet of the northern curb of West 30th Street. One tree shall be planted for every 25 feet of curb length. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire curb length of the West 30th Street.

**93-764
General Requirements for the Connector**

A publicly accessible connection (henceforth referred to as the 'Connector'), shall be provided between the Northern Street and the Southern Street.

(a) **General purpose**

The Connector is intended to serve the following purposes:

- (1) To serve as a connection between the Northern Street and the Southern Street;
- (2) To provide a space that compliments the surrounding publicly accessible open spaces; and
- (3) To provide an emergency egress connector pursuant to Fire Department standards.

(b) **Location and Dimensions**

The western #street line# of the Connector shall be located a minimum of 225 feet east of the easterly #street line# of Twelfth Avenue(as shown on Map 7).

(c) **Core Elements**

The Connector shall provide the following core elements:

- (1) The Connector shall be constructed to minimum Fire Department standards for an emergency egress connection between the Northern Street and the Southern Street, including, but not limited to, the width and materials of paved area, and permitted obstructions within such area; and
- (2) The Connector shall not be located within 15 feet of a #building#.

**93-77
Design Criteria for Public Access Areas in Subdistrict F**

Public access areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways.

(a) **Design Criteria**

Where publicly accessible open spaces, private streets and pedestrian ways provide elements listed in this Section 93-77, such elements shall comply with the applicable minimum design standards set forth below as a minimum design standard.

(1) **Seating**

Seating shall meet the minimum and maximum dimensional standards set forth in Section 37-741 (1-7), inclusive.

(2) **Planting and trees**

Where planting areas are provided, they shall meet the planting bed requirements, and irrigation requirements of Section 37-742.

Where trees are provided, they shall meet the applicable minimum tree caliper standards, soil requirements, and irrigation standards set forth in Section 37-742, except that within the Western Open Space, the Central Open Space, and the Southwest Open Space, the soil requirements for tree planting shall not apply. In lieu thereof, all trees in the Central and Western Open Spaces shall be planted in areas with soil depth of at least five feet. In the Southwest Open Space, all trees shall be planted in continuous planted areas that have a minimum depth of five feet and a minimum area of 500 square feet of soil.

(3) **Paving**

Paving, exclusive of required asphalt paving in the Northern and Southern Street beds shall meet the minimum standards set forth in Section 37-718.

(4) **Steps**

Steps shall meet the minimum dimensional standards set forth in Section 37-725.

(5) **Kiosks and open air cafes**

Kiosks or open air cafes shall meet the

operational and service requirements listed in Section 37-73(a) and (b). Seating provided as part of an open air café shall not count towards meeting the seating requirements of a public access area listed in Section 93-75.

(6) Standards of accessibility for persons with disabilities

All publicly accessible open spaces, private streets and pedestrian ways shall be designed pursuant to the standards of accessibility for persons with disabilities set forth in Section 37-728.

(7) Lighting and electrical power

All publicly accessible open spaces, private streets and pedestrian ways shall provide lighting and electrical power pursuant to the standards set forth in Section 37-743.

(8) Litter receptacles

All publicly accessible open spaces, private streets and pedestrian ways shall provide litter receptacles pursuant to the standards set forth in Section 37-744.

(9) Bicycle parking

Bicycle racks sufficient to accommodate at least 25 bicycle parking spaces shall be provided in the Southwest Open Space. Bicycle racks sufficient to accommodate at least 30 bicycle parking spaces shall be provided in the Central Open Space, and bicycle racks sufficient to accommodate at least 33 bicycle parking spaces shall be provided in the Western Open Space. Such racks shall be located adjacent to a paved circulation path within the open space or in public sidewalks adjacent to the open space.

(10) Playgrounds and additional amenities Where playgrounds and additional amenities are provided in the open spaces of publicly accessible open spaces, such amenities shall be designed pursuant to the standards set forth in Section 37-748.

(11) Signs

All open spaces within the publicly accessible open spaces shall provide open space signage pursuant to the standards set forth in Section 37-751.

(12) Canopies, awnings and marquees

Where #buildings# front onto publicly access areas, private streets and pedestrian ways, canopies, awnings and marquees shall be permitted pursuant to the standards set forth in paragraph (c) of Section 37-726.

(13) Gates and fences

No gates, fences or other barriers shall be permitted within any publicly accessible open spaces, private streets or pedestrian ways, except where playgrounds are provided.

(b) Maintenance

The owner of each of Sites 1 through 6 in Subdistrict F shall be responsible for the maintenance of the all publicly accessible open spaces, private streets and pedestrian ways, including, but not limited to, litter control, management of pigeons and rodents, maintenance of required lighting levels, and the care and replacement of furnishings and vegetation within the portion of the Subdistrict associated with such Site in the phased #development# provided in the Site Plan and Landscape Plan required pursuant to Section 93-78.

93-78 Site and Landscape Plans for Public Access Areas in Subdistrict F

Public access areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways.

All publicly accessible open spaces, or portions thereof listed in Section 93-75, and private streets and pedestrian ways, or portions thereof listed in Section 93-76, shall comply with the following provisions:

(a) No #building# permit shall be issued for any #development# or #enlargement# within Subdistrict F unless the Chairperson of the City Planning Commission has certified to the Commissioner of Buildings that a Site Plan and Landscape Plan for the Subdistrict F Public Access Area has been approved by the Chairperson of the City Planning Commission pursuant to the provisions of this Section. Notwithstanding the foregoing, the Chairperson of the City Planning Commission shall allow for the phased #development# of public access areas or portions thereof upon certification to the Commissioner of Buildings that Site and Landscape Plans have been submitted that provide for the completion of public access areas in association with the #development# or #enlargement# of a #building# or a #buildings# within each phase.

(b) An application under this section shall be filed with the Chairperson and such application shall include:

(1) A Site Plan indicating the area and dimensions of the public access area or portions thereof and the location of all proposed #buildings# in the phase subject to the application;

(2) A Landscape Plan, prepared by a registered landscape architect for the public access area or portions thereof in the phase subject to the application; and

(3) A report to the Chairperson of the City Planning Commission demonstrating:

(i) That the Landscape Plan has been presented by the applicant to the affected Community Board, City Council Member and Borough President and the Community Board, City Council Member and Borough President have had at least 45 days to review; and

(ii) That any comments and recommendations of the affected Community Board, City Council Member and Borough President have been considered by the applicant, as set forth in a written response to such comments or recommendations. Where design modifications have been made in response to such recommendations, the report shall identify how the design has been modified.

(c) The Chairperson of the City Planning shall approve the Site Plan and Landscape Plan within 45 days following filing provided that the following provisions are met:

(1) That the Site Plan and Landscape Plan provide for the improvement of the public access area or portions thereof which, taking into account relevant considerations relating to platform construction and engineering:

(i) Are of sufficient size to provide a valuable public amenity and promote site access for the benefit of residents and/or workers in the #buildings# in the phase to which they relate, as well as for the general public; and

(ii) Are appropriately sited and located in suitable proximity to the #building# locations in the phase to which they relate.

(2) That the Site Plan and Landscape Plan are consistent with the general purposes and contain the core elements listed in Section 93-75 and Section 93-76, inclusive;

(3) That all elements in the Landscape Plan comply with the design criteria as set forth in Section 93-77 (Design Criteria for Open Spaces in Subdistrict F);

(4) That the Landscape Plan is consistent and appropriate in relation to any previously approved Landscape Plan for other phases and in relation to conceptual plans for future phases, as applicable;

(5) That the level of public amenity provided in the Landscape Plan is equal to or better than the level of public amenity provided in public plazas built under the standards of Section 37-70 (PUBLIC PLAZAS), taking into account the nature and character of the Subdistrict F Public Access Areas; and

(6) That a maintenance plan for the public access area or portions thereof in the phase has been established that will ensure compliance with the provisions of paragraph (b) of Section 93-77.

Approved Site and Landscape Plans shall be set forth in an instrument in a form acceptable to the City, including such provisions as are necessary to ensure compliance with the provisions of this Section. Such instrument shall be filed and duly recorded in the Borough Office of the City Register of the City of New York and indexed against the property. Such filing and recording of the instrument shall be a precondition for the Chairperson's certification to the Department of Buildings under this Section. The recording information shall be included on the certificate of occupancy for any #building#, or portion thereof, on the #zoning lot# issued after the recording date.

(d) No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of a #development# or #enlargement# within a phase until the Chairperson certifies to the Department of Buildings that the public access area or portions thereof associated with such phase is substantially complete, and the public access area or portions thereof are open to and useable by the public. No permanent certificate of occupancy from the Department of Buildings may be issued for any portion of such #development# or #enlargement# until the Chairperson certifies to the Department of Buildings that the public access areas or portions thereof are complete and that all requirements of this Section have been met in accordance with the Site and Landscape Plans for the public access area.

In addition to the Site Plan and Landscape Plan required pursuant to paragraph (a) of this Section, the Chairperson may also modify the general requirements of the publicly accessible open spaces listed in Section 93-75, and private streets and pedestrian ways listed in Section 93-76 provided that the Chairperson certifies to the Commissioner of Buildings that such a change is necessary to accommodate unforeseen ventilation demands within the Western Rail Yard. A Mechanical Plan shall be provided demonstrating the need to modify the general requirements listed in Section 93-75 and 93-76.

* * *

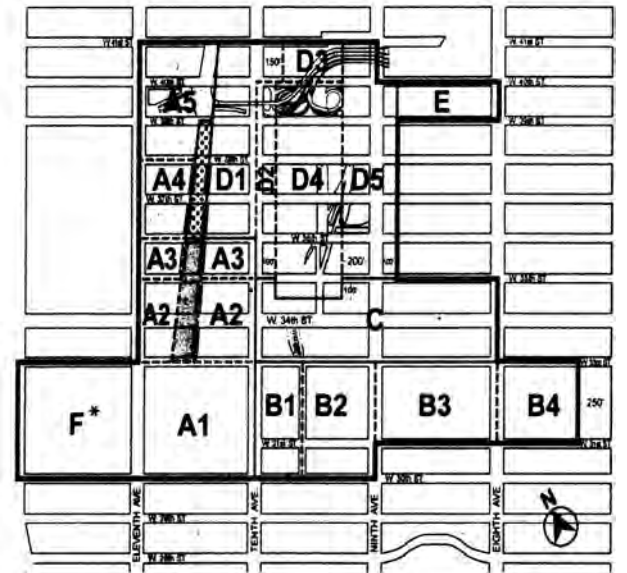
93-80 OFF-STREET PARKING REGULATIONS

In Subdistricts A-E, the regulations governing permitted and required #accessory# off-street parking spaces of Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens) and Article II, Chapter 5; Article III, Chapter 6; and Article IV, Chapter 4 (Accessory Off-Street Parking and Loading Regulations) shall not apply except as set forth in this Section. In lieu thereof, the provisions of this Section, inclusive, shall apply.

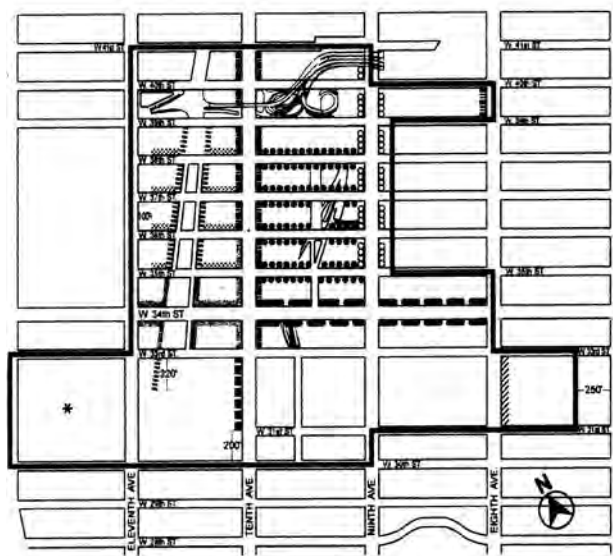
In Subdistrict F, the regulations of Article I, Chapter 3 shall apply.

* * *

Map 1 Special Hudson Yards District, Subdistricts and Subareas



Map 3 Mandatory Street Wall Requirements

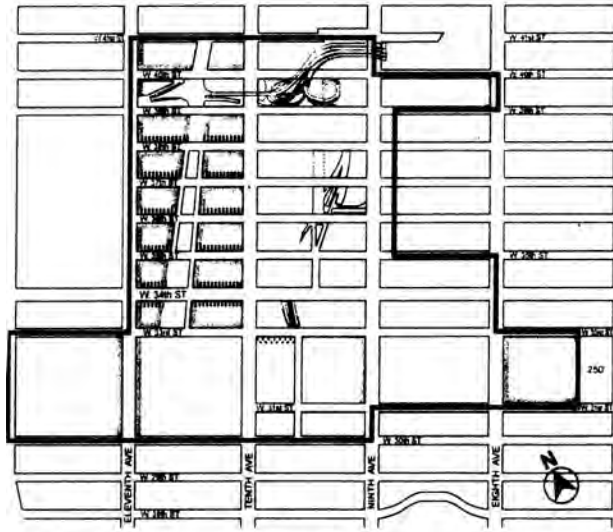


Special Hudson Yards District

Minimum Base Height	Maximum Base Height	Percentage of zoning lot street frontage that must be occupied by a street wall
60'	85'	100%
60'	85'	None
60'	120'	50%
90'	120'	70%
60'	150'	70%
90'	120'	100%
90'	150'	100%
90'	150'	70%
90'	150'	35%
120'	150'	100%

*For Street Wall Requirement of Subdistricts F See Map 9

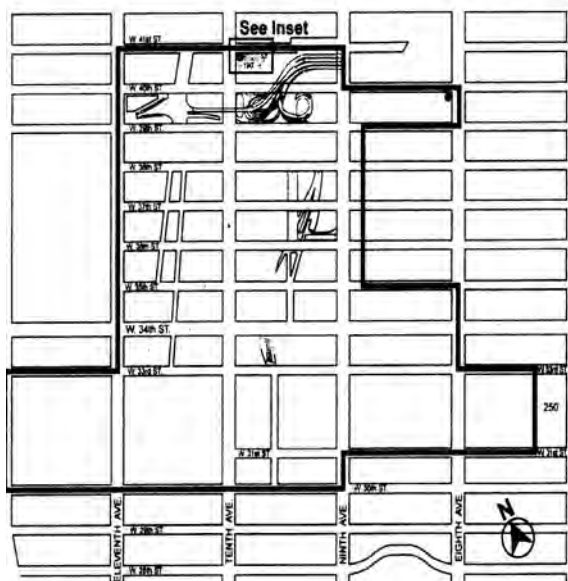
Map 4 Mandatory Sidewalk Widening



Special Hudson Yards District

- 10' Sidewalk widening
- 5' Sidewalk widening
- 5' Sidewalk widening required if more than 75% of the total floor area existing on the zoning lot on January 19, 2005 is demolished

Map 5 Transit Easements and Subway Entrances

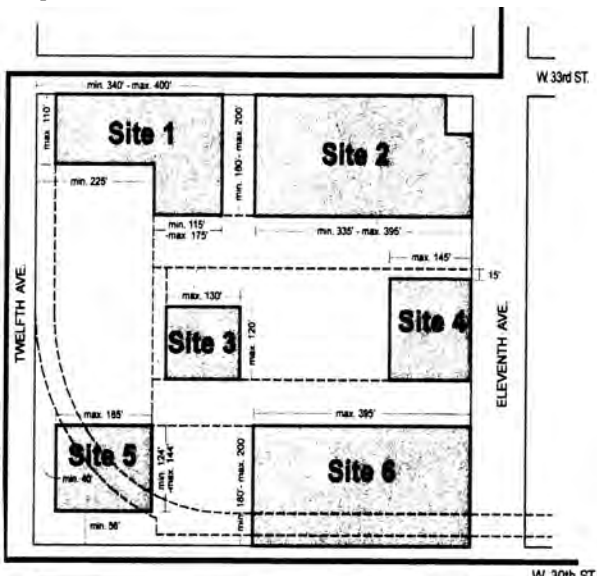


Special Hudson Yards District

- Transit Easement
- Subway Entrance



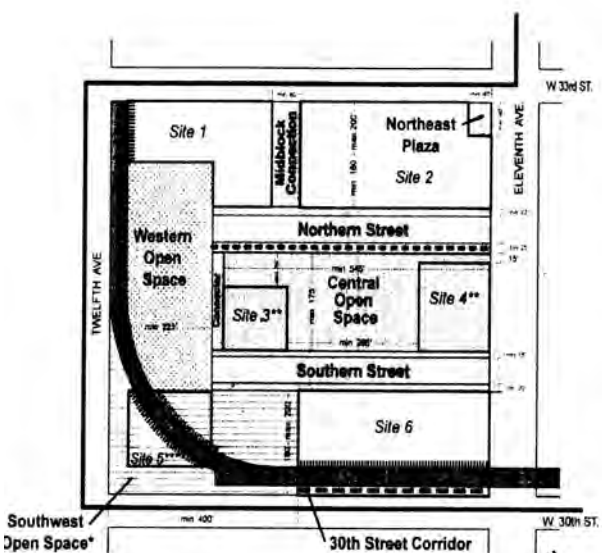
Map 6 Subdistrict F Site Plan



Special Hudson Yards District

- Site Boundaries
- Maximum Area within Site
- Open Space Boundaries

Map 7 Subdistrict F Public Access Area Plan

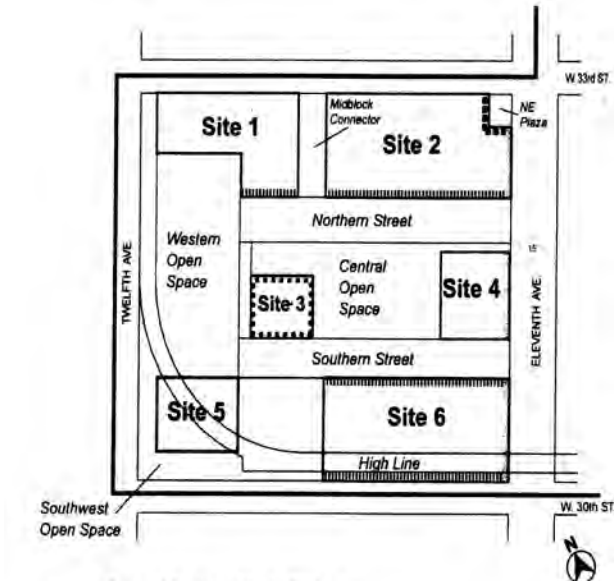


Special Hudson Yards District

- Site Boundaries
- Open Space Boundaries
- Streets, Pedestrian Ways, and Northeast Plaza
- Western Open Space
- Central Open Space
- Southwest Open Space
- High Line
- 30th Street Corridor
- Required 5' Setback from High Line
- Allee

* The Southwest Open Space connects beneath the High Line.
 ** The area of Site 3 and Site 4 which is not part of a building is part of the Central Open Space.
 ***The area of Site 5 which is not part of a building is part of the Southwest Open Space.

Map 8 Subdistrict F Mandatory Ground Floor Requirements

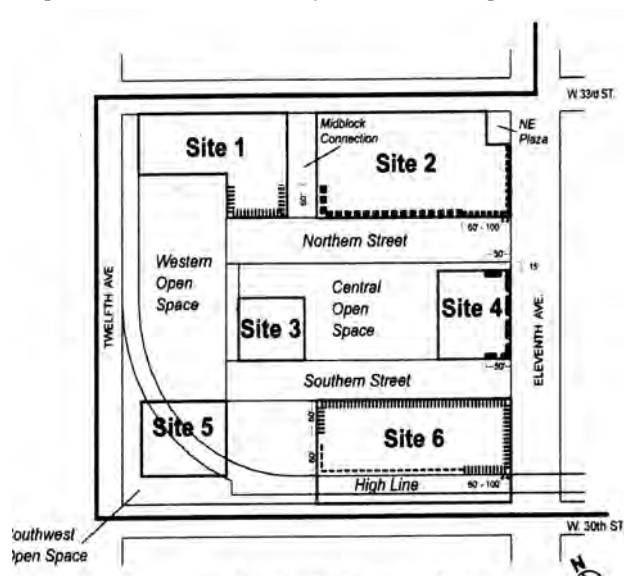


Special Hudson Yards District

- 100% Retail and Glazing Requirement
- 70% Retail or Community Facility* and Glazing Requirement
- Public Plaza 50% Retail and Glazing Requirements**
- 70% Publicly Accessible Space and Glazing Requirement***

*Additional uses permitted pursuant to paragraph (b)(2) of Section 93-14.
 **Retail and glazing requirements pursuant to Section 37-76.
 ***Publicly accessible space and glazing requirements pursuant to paragraph (a) of Section 93-565.

Map 9 Subdistrict F Mandatory Street Wall Requirements



Special Hudson Yards District

- Site Boundaries
- Open Space Boundaries

Minimum Base Height	Maximum Base Height	Percentage of frontage that must be occupied by a street wall	Percentage of street wall which must recess	Max percentage of street wall which may set back
50'	60'	100%	20%	30%
60'	90'	100%	20%	30%
90'	120'	100%	20%	50%
90'	120'	100%	20%	30%
120'	150'	100%	20%	30%

*As measured above the High Line bed.
 **Street wall must continue within 60 feet of 11th Ave., but may continue to within 100 feet of 11th Ave.

No. 16

CD 4 C 090435 ZSM
IN THE MATTER OF an application submitted by RG WRY LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 93-052* and 13-561 of the Zoning Resolution to allow an attended accessory parking garage (North Parking Garage) with a maximum capacity of 1100 spaces on portions of the ground floor and plaza level of a proposed mixed-use development on property bounded by West 33rd Street, Eleventh Avenue, West 30th Street, and Twelfth Avenue (Block 676, Lot 3), in a C6-4 District**, within the Special Hudson Yards District**.

Note: *Section 93-052 of the Zoning Resolution is proposed to be changed under a concurrent related application N 090434 ZRM

**The site is proposed to be rezoned from an M2-3 District to a C6-4 District and a Special Hudson Yards District established under a concurrent related application C 090433 ZMM.

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.

No. 17

CD 4 C 090436 ZSM
IN THE MATTER OF an application submitted by RG WRY LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 93-052* and 13-561 of the Zoning Resolution to allow an attended accessory parking garage (South Parking Garage) with a maximum capacity of 800 spaces on portions of the plaza level, mezzanine 1 level, mezzanine 2 level, and cellar level of a proposed mixed-use development on property bounded by West 33rd Street, Eleventh Avenue, West 30th Street, and Twelfth Avenue (Block 676, Lot 3), in a C6-4 District**, within the Special Hudson Yards District**.

Note: *Section 93-052 of the Zoning Resolution is proposed to be changed under a concurrent related application N 090434 ZRM

**The site is proposed to be rezoned from an M2-3 District to a C6-4 District and a Special Hudson Yards District established under a concurrent related application C 090433 ZMM.

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.

NOTICE

On Wednesday, September 9, 2009, at 9:00 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 and the Metropolitan Transportation Authority in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications for amendments of the City Map, the Zoning Map, the Zoning Resolution and for the UDAAP designation and disposition of city-owned property related to the Western Rail Yard.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQR) and City Environmental Quality Review (CEQR), CEQR No. 09DCP007M.

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

COMMUNITY BOARDS

■ PUBLIC HEARINGS

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

BOROUGH OF STATEN ISLAND

COMMUNITY BOARD NO. 2 - Tuesday, September 1, 2009 at 7:30 P.M., 460 Brielle Avenue, Staten Island, NY

Agendas

NYC School Construction Authority representatives will discuss the proposed construction of a Public School at the former Doctor's Hospital site at 1050 Targee Street, Staten Island.

BSA #311-04-BZ

380 Lighthouse Avenue
Application to amend prior variance to permit modifications to dwelling and to address objections not raised during original variance application.

BSA #180-09-BZ

1735 Richmond Avenue
Application filed for a variance of Section 22-00 of the zoning resolution to permit a proposed commercial development in an R3-1 zoning district contrary to applicable use regulations.

BSA #225-09-BZ

Beacon Avenue c/o Luigi Place
A variance request to allow for the reduction in the required front yard, fronting Luigi Place from 15 feet to 5 ft. to facilitate the development of a one single-family detached house.

BSA #199-213-09-A

Roswell Avenue
Application to seek the approval to permit the proposed residential developments, within an R3A and R3-2 zoning district.

a26-s1

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 4 - Tuesday, September 1, 2009 at 7:00 P.M., VFW Post 150, 51-11 108th Street, Corona, New York. Public Hearing - FY 2011 Capital and Expense Budget.

a26-s1

CONSUMER AFFAIRS

■ PUBLIC HEARING

NOTICE IS HEREBY GIVEN, PURSUANT TO LAW, that the New York City Department of Consumer Affairs will hold a Public Hearing on Wednesday, September 2, 2009, at 2:00 P.M., at 66 John Street, 11th floor, in the Borough of Manhattan, on the following petitions for sidewalk café revocable consent:

- 13th Street Entertainment LLC
409 West 13 Street, in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 2180 Broadway Rest Inc.
2180 Broadway, in the Borough of Manhattan
(To continue to maintain, and operate an enclosed sidewalk café for a term of two years.)
- 37 Broadway Group Inc.
37-17 Broadway, in the Borough of Queens
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 3rd Ave. 26 Rest. Corp.
359 Third Avenue, in the Borough of Manhattan
(To establish, maintain, and operate an enclosed sidewalk café for a term of two years.)
- 611 Hudson Street Corp.
611 Hudson Street, in the Borough of Manhattan
(To continue to maintain, and operate an enclosed sidewalk café for a term of two years.)
- ALN Restaurant Inc.
128 Mulberry Street, in the Borough of Manhattan
(To continue to maintain, and operate an unenclosed sidewalk café for a term of two years.)
- Amedeo Buona Sera Corp.
94 University Place, in the Borough of Manhattan
(To establish, maintain, and operate an enclosed sidewalk café for a term of two years.)
- Arecat Rest. Corp.
501 Second Avenue, in the Borough of Manhattan
(To continue to maintain, and operate an unenclosed sidewalk café for a term of two years.)
- Atlantic Star Restaurant LLC
120 East 28th Street, in the Borough of Manhattan
(To continue to maintain, and operate an unenclosed sidewalk café for a term of two years.)
- Broadway & 166th, LLC
3956 Broadway, in the Borough of Manhattan
(To continue to maintain, and operate an enclosed sidewalk café for a term of two years.)
- Cevicheria Grove Inc.
100 7th Avenue South, in the Borough of Manhattan
(To continue to maintain, and operate an unenclosed sidewalk café for a term of two years.)
- Elma Corp.
36-11 30th Avenue, in the Borough of Queens
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- Foods For Juniors Inc.
386 Flatbush Avenue, in the Borough of Brooklyn
(To continue to maintain, and operate an enclosed sidewalk café for a term of two years.)

- G.K. Restaurant & Bagels Corp.
1638 York Avenue, in the Borough of Manhattan
(To continue to maintain, and operate an enclosed sidewalk café for a term of two years.)
- Geisha Corp.
33 East 61st Street, in the Borough of Manhattan
(To continue to maintain, and operate an unenclosed sidewalk café for a term of two years.)
- Giannino's Pizza Corp.
305 Court Street, in the Borough of Brooklyn
(To continue to maintain, and operate an unenclosed sidewalk café for a term of two years.)
- Lupe's East L.A. Kitchen, Inc.
110 Sixth Avenue, in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- Manducatis Rustica Vig, LTD
46-35 Vernon Blvd., in the Borough of Queens
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- Mridula Restaurant Corp.
377 Amsterdam Avenue, in the Borough of Manhattan
(To continue to maintain, and operate an unenclosed sidewalk café for a term of two years.)
- PGGS Gourmet Inc.
261 Columbus Avenue, in the Borough of Manhattan
(To continue to maintain, and operate an unenclosed sidewalk café for a term of two years.)
- S & P 66 Inc.
2799 Broadway, in the Borough of Manhattan
(To continue to maintain, and operate an unenclosed sidewalk café for a term of two years.)
- Sabrosura Restaurant Inc.
1200 Castle Hill Avenue, in the Borough of The Bronx
(To construct maintain, and operate an enclosed sidewalk café for a term of two years.)
- Spunto Inc.
65 Carmine Street, in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- Stone Park Corner LLC
324 Fifth Avenue, in the Borough of Brooklyn
(To continue to maintain, and operate an unenclosed sidewalk café for a term of two years.)
- Village Cantina Corp.
170 Bleecker Street, in the Borough of Manhattan
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)

Individuals requesting Sign Language Interpreters should contact the Department of Consumer Affairs, Licensing Division, 42 Broadway, 5th Floor, New York, NY 10004, (212) 487-4379, no later than five (5) business days before the hearing.

a31

DESIGN AND CONSTRUCTION

■ PUBLIC HEARINGS

PLEASE TAKE NOTICE, that in accordance with Section 201-204 (inclusive) of the New York State Eminent Domain Procedure Law ("EDPL"), a public hearing will be held by the New York City Department of Design and Construction, on behalf of the City of New York in connection with the acquisition of certain properties for the reconstruction of roadways, sidewalks and curbs; the installation of new storm sewers; the upgrading of existing sanitary sewers and the upgrading of existing water mains at certain portions of Beach 46th St., Beach 47th St., Beach 48th St., Beach 49th St., Norton Ave., and Rockaway Beach Boulevard (Capital Project HD-153C2) in the Borough of Queens.

The time and place of the hearing is as follows:

DATE: Friday, September 18, 2009
TIME: 10:00 am
LOCATION: NYC Department of Design and Construction
30-30 Thomson Avenue, 3rd Floor
Training Room
Long Island City, NY 11101

The purpose of this hearing is to inform the public of the proposed acquisition of certain street beds and adjacent properties and to review the public use to be served by the project and the impact on the environment and residents. The scope of this Capital Project includes the reconstruction of roadways, sidewalks and curbs; the installation of new storm sewers; the upgrading of existing sanitary sewers and the upgrading of existing water mains.

The properties proposed to be acquired are located in the Borough of Queens as follows:

Beach 46th St. from Rockaway Beach Blvd. to Norton Avenue, Beach 47th St. from Rockaway Beach Blvd. to Joseph H. May Drive, Beach 48th St. from Rockaway Beach Blvd. to Norton Ave., Beach 49th St. from Rockaway Beach Blvd. to Joseph H. May Drive, Norton Ave. from Beach 49th St. to Beach 45th St., Rockaway Beach Blvd. from Beach 49th St. to Beach 46th St. as shown on Damage and Acquisition Map No. 5856, dated July 31, 2009.

The properties affected include the following areas as shown on the Tax Map of the City of New York for the Borough of Queens:

- Block 15837, part of Lots 1, 5, 7, 13, 15, 17, 19, 23, 25, 27, 29;
- Block 15838 part of Lots 3, 5, 6, 9, 11, 12, 13, 15, 17, 19, 20, 21, 22, 24, 25, 27, 34, 37, 39, 41, 43, 45, 47, 48, 49, 51, 53, 55, 57, 59, 61, 63, 67, 70, 72, 74, 76;
- Block 15839, Part of Lots 1, 3, 5, 6, 8, 9, 13, 15, 17, 19, 21, 22, 24, 25, 26, 34, 36, 38, 40, 42, 43, 44, 46, 47, 49, 58, 60, 61, 63, 64, 67, 68, 70, 72, 75;
- Block 15840 part of Lots 6, 64 65;
- Block 15964 part of Lots 61, 63, 65;
- Block 15968 part of Lots 3, 5, 6, 7, 8, 9, 10, 12, 14, 19, 24, 26, 27, 29, 31, 32, 33, 35, 36, 38, 39, 41, 42, 44;
- Block 15969 part of Lots 42, 43, 44, 45, 46, 51, 52, 53, 55, 56, 58, 61, 63, 64, 65, 67, 68, 69, 71, 73, 74, 76;

- Block 15972 part of Lots 1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 28, 33;
- Block 15973 part of Lots 38, 39, 40, 41;
- And the bed of street for Beach 46th St., Beach 47th St., Beach 48th St., Beach 49th St., Norton Avenue and Rockaway Beach Blvd.

There are no proposed alternate locations.

Any person in attendance at this meeting shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed acquisition. Each speaker shall be allotted a maximum of five (5) minutes. In addition, written statements may be submitted to the General Counsel at the address stated below, provided the comments are received by 5:00 p.m. on September 25, 2009 (5 working days from public hearing date).

NYC Department of Design and Construction
Office of General Counsel, 4th Floor
30 - 30 Thomson Avenue
Long Island City, NY 11101

Please note: Those property owners who may subsequently wish to challenge condemnation of their property via judicial review may do so only on the basis of issues, facts and objections raised at the public hearing.

a31-s4

FRANCHISE AND CONCESSION REVIEW COMMITTEE

■ MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT the Franchise and Concession Review Committee will hold a Public Meeting at 2:30 P.M., on Wednesday, September 9, 2009 at 22 Reade Street, 2nd Floor Conference Room, Borough of Manhattan.

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

a31-s9

INDUSTRIAL DEVELOPMENT AGENCY

■ PUBLIC HEARINGS

The New York City Industrial Development Agency (the "Agency") is empowered under the New York State Industrial Development Agency Act (constituting Title 1 of Article 18-A of the General Municipal Law), and Chapter 1082 of the 1974 Laws of New York, as amended, to issue nonrecourse revenue bonds to provide financing for qualified projects, and to enter into industrial and small industry incentive program transactions and other straight-lease transactions for the benefit of qualified projects, and thereby advance the job opportunities, general prosperity and economic welfare of the people of the State of New York (the "State") and to improve their prosperity and standard of living. The Agency has been requested (i) to make available the proceeds of its bonds to be issued in the approximate aggregate dollar amounts, to be used by the persons, for the purposes, and at the addresses identified below, and (ii) to participate in industrial and small industry incentive program straight-lease transactions and other straight-lease transactions for the purposes and at the addresses also identified below. As used herein, "bonds" are bonds, the interest on which may be exempt from local and/or State and/or Federal income taxes; and the "City" shall mean The City of New York. As used herein with reference to bond amounts, "approximately" shall be deemed to mean up to such stated bond amount or a greater principal amount not to exceed 10 % of such stated bond amount.

Straight-lease (Industrial Incentive Program) transaction for the benefit of a to be formed holding company, on behalf of A & L Scientific Corp., a fabricator of medical laboratory equipment, in connection with the acquisition, renovation, equipping and/or furnishing of an approximately 12,000 square foot facility located on an approximately 8,722 square foot parcel of land at 8805 76th Avenue, Queens, New York 11385. The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Straight-lease (Industrial Incentive Program) transaction for the benefit of Kingsland 359 LLC, on behalf of Broadway Stages Ltd., a full service producer of film, television and music video production facilities, in connection with: the acquisition, renovation, equipping and/or furnishing of 2 approximately 5,000 square foot facilities located on an approximately 74,000 square foot parcel of land at 359-381 Kingsland Avenue, Brooklyn, New York 11222; the acquisition, renovation, equipping and/or furnishing of an approximately 9,000 square foot facility located on an approximately 40,000 square foot parcel of land at 359-381 Kingsland Avenue, Brooklyn, New York 11222; the construction, renovation, furnishing and/or equipping of an approximately 53,000 square foot facility on an approximately 74,000 square foot parcel of land at 359-381 Kingsland Avenue, Brooklyn, New York 11222; the construction, renovation, furnishing and/or equipping of an approximately 20,000 square foot facility on an approximately 40,000 square foot parcel of land at 359-381 Kingsland Avenue, Brooklyn, New York 11222 and; the construction, renovation, furnishing and/or equipping of an approximately 30,000 square foot facility on a 40,000 square foot parcel of land at 359-381 Kingsland Avenue, Brooklyn, New York 11222. The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Straight-lease (Industrial Incentive Program) transaction for the benefit of 550 Barry LLC, on behalf of Divine Moving & Storage, Ltd., a commercial moving & storage company, in connection with the acquisition, renovation, equipping and/or furnishing of an approximately 54,000 square foot facility located on an approximately 22,360 square foot parcel of land at 550-560 Barry Street, Bronx, New York 10474. The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes,

exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Straight-lease (Industrial Incentive Program) transaction for the benefit of The Mandell School, Inc., a for-profit private school, to be a tenant of 795 Columbus LLC, a developer/landlord, and 775 Columbus LLC, a developer/landlord, in connection with (i) the long-term lease, renovation, equipping and/or furnishing of an approximately 50,000 square foot condominium unit, constituting a part of the approximately 300,000 square foot building, located on an approximately 40,000 square foot parcel of land at 795 Columbus Avenue, New York, NY 10025 and (ii) the long-term lease, renovation, equipping and/or furnishing of an approximately 10,000 square foot condominium unit, constituting a part of the approximately 200,000 square foot building, located on an approximately 14,000 square foot parcel of land at 775 Columbus Avenue, New York, NY 10025. The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Straight-lease (commercial growth) transaction for the benefit of The School of Visual Arts, Inc., a for-profit and accredited higher education institution, and its affiliates in connection with: (a) the acquisition of an approximately 115,895 square foot building located on approximately 9,924 square foot parcel of land at 133 West 21st Street, New York, New York, for use by the School; and (b) the renovation of office space and the acquisition and/or leasing and installation of machinery, equipment, furniture and fixtures and other tangible personal property at the following locations:

- the basement and floors 1 - 6 comprising approximately 38,248 square feet in a facility located at 209 East 23rd Street, New York, New York 10010;
- the basement and floors 1 - 6 comprising approximately 27,449 square feet in a facility located at 205 East 23rd Street, New York, New York 10010;
- portions of floor 3 and floor 6 comprising approximately 5,800 square feet in a facility located at 220 East 23rd Street, New York, New York 10010;
- the basement and floors 1 - 7 comprising approximately 50,509 square feet in a facility located at 214 East 21st Street, New York, New York 10010;
- floors 2, 5, 7 and 8 comprising approximately 70,000 square feet in a facility located at 380 Second Avenue, New York, New York 10010;
- floors 2, 3, 4, 6, 7, 8 and 11 comprising approximately 30,000 square feet in a facility located at 132 West 21st Street, New York, New York 10011;
- the basement and floors 2, 6, 7, 9, 10 and 12 comprising approximately 49,000 square feet in a facility located at 136 West 21st Street, New York, New York 10011;
- the basement and floors 1 - 12 comprising approximately 115,895 square feet in a facility located at 133 West 21st Street, New York, New York 10011;
- theatres 1 and 2 comprising approximately 20,000 square feet in a facility located at 333 West 23rd Street, New York, New York 10011 and
- floors 1 - 5 comprising approximately 48,800 square feet in a facility located at 335 West 16th Street, New York, New York 10011.

The financial assistance proposed to be conferred by the Agency will consist of exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Pursuant to Section 859a of the General Municipal Law of the State of New York and Internal Revenue Code Section 147(f), the Agency will hold a hearing on the proposed financings and transactions set forth above at the office of New York City Economic Development Corporation ("NYCEDC"), 110 William Street, 4th Floor, New York, New York commencing at 10:00 A.M. on **Thursday, September 10, 2009**. Interested members of the public are invited to attend. The Agency will present information at such hearing on the proposed financings and transactions set forth above. Pursuant to subdivision 3 of the above-referenced Section 859a, the Agency will, in addition, provide an opportunity for the public to review at such hearing the project application and the cost-benefit analysis for each of the proposed financings and transactions. For those members of the public desiring to review project applications and cost benefit analyses before the date of the hearing, copies of these materials will be made available, starting on or about noon on the Friday preceding the hearing. Persons desiring to obtain copies of these materials may visit the website of New York City Economic Development Corporation at www.nycedc.com or may call (212) 312-3598. Persons desiring to make a brief statement regarding the proposed financings and transactions should give prior notice to the Agency at the address or phone number shown below. Written comments may be submitted to the Agency to the attention of Ms. Frances Tufano at the address shown below. Please be advised that certain of the aforementioned proposed financings and transactions may possibly be removed from the hearing agenda prior to the hearing date. Information regarding such removals will be available by contacting ftufano@nycedc.com on or about noon on the Friday preceding the hearing.

New York City Industrial Development Agency
Attn: Ms. Frances Tufano
110 William Street, 5th Floor
New York, New York 10038
(212) 312-3598

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LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, **September 8, 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 QUEENS 09-8983 - Block 8066, lot 63-211 Hillside Avenue, aka 211 38th Road - Douglaston Historic District

A Contemporary Colonial style freestanding house built in 1961. Application is to alter facades and construct an addition and a portico. Zoned R1-2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF QUEENS 10-1632 - Block 8037, lot 40-378 Beverly Road, aka 240-82 32nd Avenue - Douglaston Historic District
An English Cottage style freestanding house designed by Alfred Scheffer and built in 1926. Application is to construct a dormer and modify masonry openings and windows.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF QUEENS 10-0430 - Block 8014, lot 22-7 Knollwood Avenue - Douglaston Historic District
A Colonial Revival style house designed by Kaitzen Woo and built in 2008. Application is to legalize construction of a new house in non-compliance with Certificate of Appropriateness 05-2775.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 10-1991 - Block 1159, lot 52-136 Underhill Avenue - Prospect Heights Historic District
A Romanesque/Renaissance Revival style rowhouse designed by William H. Reynolds and built circa 1896. Application is to remove a rear bay window.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 09-8223 - Block 6694, lot 35-757 East 19th Street - Fiske Terrace - Midwood Park Historic District
A Colonial Revival style house designed by Slee & Bryson and built in 1906. Application is to demolish a garage.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 09-9415 - Block 1067, lot 45-118 8th Avenue - Park Slope Historic District
An apartment house designed by M.E. Ungarleider and built 1936. Application is to establish a master plan governing the future replacement of windows.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 09-4578 - Block 296, lot 47-147 Congress Street - Cobble Hill Historic District
A Queen Anne style house built circa 1900. Application is to construct a rooftop addition. Zoned R6/LH-1.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF THE BRONX 10-1881 - Block 2301, lot 53-262 Alexander Avenue - Mott Haven Historic District
A Queen Anne style apartment building designed by Carl A. Millner and built in 1892-93. Application is to install storefront infill.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-8921 - Block 47, lot 7501-120 Broadway - The Equitable Building-Individual Landmark
A Beaux-Arts style office building designed by E.R. Graham and built in 1913-15. Application is to legalize the installation of rooftop mechanical equipment without Landmarks Preservation Commission permits.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-9129 - Block 195, lot 14-87 Walker Street - Tribeca East Historic District
An Italianate/Second Empire style store and loft building built in 1863-1869. Application is to remove the fire escape.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 08-8333 - Block 218, lot 6-415-423 Washington Street, aka 51-55 Vestry Street - Tribeca North Historic District
A new building under construction in 2008. Application is to legalize and modify the construction of a new building in non-compliance with Certificate of Appropriateness 07-1441. Zoned M1-5.

ADVISORY REPORT
BOROUGH OF MANHATTAN 10-1727 - Block 7777, lot 77-Broadway - SoHo-Cast Iron Historic District
A commercial thoroughfare laid out around 1775 and first paved in 1809. Application is to alter bus stop islands.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-8705 - Block 498, lot 5-565 Broadway, aka 86 Prince Street - SoHo-Cast Iron Historic District
An Italianate style store and dwelling building designed by John Kellum and built in 1859-60. Application is to install signage.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-1649 - Block 483, lot 1-488-490 Broadway - E.V. Houghwout Building-Individual Landmark, SoHo-Cast Iron Historic District
An Anglo-Italianate style store and loft building designed by J.P. Gaynor and built in 1857. Application is to paint the building and to install signage.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-2036 - Block 483, lot 1-488-490 Broadway - E.V. Houghwout Building-Individual Landmark, SoHo-Cast Iron Historic District
An Anglo-Italianate style store and loft building designed by J.P. Gaynor and built in 1857. Application is to install a canopy.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-0301 - Block 530, lot 56-24 Bond Street - NoHo Historic District Extension
A Renaissance Revival style store and loft building designed by Buchman & Deisler and built in 1893. Application is to legalize the installation of sculpture and painting the storefront and facade without Landmarks Preservation Commission permits.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-0240 - Block 535, lot 7501-1-9 West 3rd Street, aka 2-14 West 4th Street, 248-256 Mercer Street, 683-697 Broadway - NoHo Historic District
A Georgian Revival style store building designed by W. Wheeler Smith and built in 1899-1901. Application is to legalize the replacement of storefront infill and the installation of awnings, menu boxes, signage, light fixtures, and flagpoles without Landmarks Preservation Commission permits.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-1952 - Block 566, lot 2-11 Fifth Avenue - Greenwich Village Historic District
A brick apartment building built in 1956. Application is to establish a master plan governing the future installation of terrace enclosures.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-7363 - Block 609, lot 71-151 West 13th Street - Greenwich Village Historic District
A Greek Revival style house built in 1847-48. Application is to excavate and construct rear yard and rooftop additions. Zoned R6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 08-5574 - Block 712, lot 11-439-445 West 14th Street, aka 438-440 West 15th Street - Gansevoort Market Historic District
A Romanesque Revival style stables building designed by Thomas R. Jackson and built in 1892-93. Application is to construct a rooftop addition, install new storefront infill, modify window openings, and replace windows. Zoned M1-5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-1595 - Block 717, lot 62-436 West 20th Street - Chelsea Historic District Extension
A Greek revival style townhouse built in 1835. Application is to construct a rooftop addition and roof deck, remove decorative a fire escape, build a parapet wall, and gild ornament. Zoned R7-B.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-1478 - Block 847, lot 16-873 Broadway - Ladies' Mile Historic District
A Second Empire Commercial style store and loft building designed by Griffith Thomas and built in 1868 and 1888. Application is to install entrance infill.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-8756 - Block 1383, lot 1-781 Fifth Avenue - The Sherry Netherland Hotel-Individual Landmark
A hotel designed by Schultze & Weaver and built in 1926-27. Application is to amend Certificate of Appropriateness 90-0014 for a master plan governing the future installation of windows.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-1111 - Block 1382, lot 15-21 East 67th Street - Upper East Side Historic District
A residence originally built in 1879-80, and altered in the neo-French Classic style by Philip Aehne in 1919. Application is to legalize the installation of a display window and door while permit was pending.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-8147 - Block 1382, lot 15-21 East 67th Street - Upper East Side Historic District
A residence originally built in 1879-80, and altered in the neo-French Classic style by Philip Aehne in 1919. Application is to construct rooftop and rear yard additions. Zoned C-51.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-0474 - Block 1392, lot 34-77 East 77th Street - Upper East Side Historic District
A Beaux-Arts style carriage house designed by A.M. Welch and built in 1897-98. Application is to legalize the construction of a rooftop addition in non-compliance with Certificate of Appropriateness 06-1798.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-1312 - Block 1389, lot 1-930 Fifth Avenue - Upper East Side Historic District
A Classicizing Modern style apartment building designed by Emery Roth & Sons and built in 1940. Application is to amend Certificate of Appropriateness 85-0080 for a master plan governing the future replacement of windows.

ADVISORY REPORT
BOROUGH OF MANHATTAN 10-1306 - Block 1897, lot 191-Riverside Park and the Henry Hudson Parkway, near West 95th Street - Riverside Park and Riverside Drive- Scenic Landmark
An English Romantic style park built in 1873-75 and designed by Frederick Law Olmsted, with modifications and additions built in 1934-37 and designed by Clifton Lloyd and Gilmore Clarke. Application is to replace a parkway entrance ramp with landscaping.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-9406 - Block 1208, lot 52-46 West 95th Street - Upper West Side/Central Park West Historic District
A neo-Georgian style apartment building designed by Carrere and Hastings and built in 1922-23. Application is to install a canopy.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-1853 - Block 1120, lot 48-40 West 68th Street - Upper West Side/ Central Park West Historic District
A neo-Medieval/neo-Gothic style seminary building designed by Bloch and Hesse and built in 1948-49. Application is to construct a rear yard addition. Zoned R8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-1117 - Block 1147, lot 7501-161 West 75th Street - Upper West Side/Central Park West Historic District
A neo-Renaissance style apartment building designed by Rosario Candela and built in 1924. Application is to create new lot line window openings.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-5612 - Block 1874, lot 52-2689-2693 Broadway, aka 230 West 103rd Street - Hotel Marseilles-Individual Landmark
A Beaux-Arts style apartment hotel designed by Harry Allen Jacobs and built in 1902-05. Application is to replace windows.

a25-s8

NOTICE IS HEREBY GIVEN THAT PURSUANT to the provisions of 3020 of the New York City Charter and Chapter 3 of Title 24 of the Administrative Code of the City of New York (Sections 25-303 and 25-313) that on **Tuesday, September 15, 2009 at 9:00 A.M.**, at the Landmarks Preservation Commission will conduct a public hearing in the Public Meeting Room of the Landmarks Preservation Commission, located at The Municipal Building, 1 Centre Street, 9th Floor North, City of New York with respect to the following proposed Landmark, Landmark Site and Historic District. Any person requiring reasonable accommodation in order to participate in the hearing should call or write the Landmarks Preservation Commission, [Municipal Building, 1 Centre Street, 9th Floor North, New York, NY 10007, (212) 669-7700] no later than five (5) business days before the hearing. There will also be a public meeting on that day.

ITEMS TO BE HEARD BOROUGH OF QUEENS

Public Hearing Item No. 1

LP-2348 **PROPOSED RIDGEWOOD SOUTH HISTORIC DISTRICT**, Borough of Queens

Boundary Description

The proposed Ridgewood South Historic District consists of the property bounded by a line beginning at the southwest corner of Woodward and Catalpa Avenues, extending south along the western curbline of Catalpa Avenue across

Onderdonk Avenue to the southern curblin of Onderdonk Avenue, easterly across Catalpa Avenue and the southern curblin of Onderdonk Avenue to a line extending northerly from the eastern (rear) property line of 57-34 Catalpa Avenue, southerly along said line and the eastern (rear) property lines of 57-34 through 57-14 Catalpa Avenue, westerly along the southern property line of 57-14 Catalpa Avenue to the eastern curblin of Catalpa Avenue, northerly along said eastern curblin of Catalpa Avenue to a line extending easterly across Catalpa Avenue from the southern property line of 57-15 Catalpa Avenue, westerly along said line and the southern property lines of 57-15 Catalpa Avenue and 18-18 Cornelia Street to the western curblin of Cornelia Street, southerly along said western curblin of Cornelia Street to a line extending easterly from the southern property line of 18-11 Cornelia Street, westerly along said line and the southern property line of 18-11 Cornelia Street to the western (rear) property line of 18-11 Cornelia Street, northerly along said western (rear) property line of 18-11 Cornelia Street and the western (rear) property lines of 18-11 through 18-15 Cornelia Street to the southern property line of 18-20 Putnam Avenue, western along said southern property line of 18-20 Putnam Avenue and the southern property lines of 18-19 Putnam Avenue, 18-20 and 18-19 Madison Street, and 18-20 Woodbine Street to the western curblin of Woodbine Street, southerly along said western curblin of Woodbine Street to a line extending easterly from the southern property line of 18-13 Woodbine Street, westerly along said line and the southern property line of 18-13 Woodbine Street, northerly along the western (rear) property line of 18-13 Woodbine Street and the western (rear) property lines 18-15 through 18-29 Woodbine Street to the southern curblin of Onderdonk Avenue, easterly along said southern curblin of Onderdonk Avenue to the eastern curblin of Woodbine Street, northerly across Onderdonk Avenue and along the eastern curblin of Woodbine Street to a line extending westerly from the northern property line of 18-66 Woodbine Street, easterly along said line and the northern property line of 18-66 Woodbine Street to the western (rear) property line of 18-6 Madison Street, northerly along said western (rear) property line of 18-67 Madison Street and the western (rear) property lines of 18-69 through 18-77 Madison Street, northerly along the western property lines of 18-79 through 18-85 Madison Street (aka 768 Woodward Avenue) to the southern curblin of Woodward Avenue, and easterly along the southern curblines of Woodward Avenue, to the point or place of beginning.

BOROUGH OF QUEENS

Public Hearing Item No. 2

LP-2386 **JAMAICA CHAMBER OF COMMERCE**, 89-31 161st Street, Queens
Landmark Site: Borough of Queens Tax Map Block 9760, Lot 27 **a26-s14**

BOARD OF STANDARDS AND APPEALS

■ PUBLIC HEARING

SEPTEMBER 15, 2009, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, September 15, 2009, 10:00 A.M., at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

SPECIAL ORDER CALENDAR

590-76-BZ
APPLICANT – Joseph P. Morsellino, Esq., for Cinfiors Limited, owners.
SUBJECT – Application September 15, 2009 – Extension of Term of a previously granted Variance (72-01(b)) for an existing illuminated sign that exceeds the permitted height above curb level. C2-8 zoning district.
PREMISES AFFECTED – 243 East 59th Street, northwest corner of 59th Street and Second Avenue, Block 1414, Lot 120, Borough of Manhattan.
COMMUNITY BOARD #8M

1259-79-BZ
APPLICANT – Sheldon Lobel, P.C., for Arabara, LLC, owner.
SUBJECT – Application August 13, 2009 – Extension of Time to complete construction and obtain a certificate of occupancy and Waiver of the Rules of a previously granted Variance (72-21) for the conversion of all floors above the first floor from manufacturing lofts into residential dwellings which expired on October 6, 1984.
M1-6 zoning district.
PREMISES AFFECTED – 29 West 26th Street, north side of West 26th Street, 350' east of Sixth Avenue, Block 826, Lot 16, Borough of Manhattan.
COMMUNITY BOARD #5M

297-99-BZ
APPLICANT – Walter T. Gorman, P.E., for Bell & Northern Bayside Company, LLC, owner; ExxonMobil Corporation, lessee.
SUBJECT – Application June 1, 2009 – Extension of Term and Waiver of the Rules for the continued use of a Gasoline Service Station (Mobil) which expires on September 19, 2010. C2-2/R-6B zoning district.
PREMISES AFFECTED – 45-05 Bell Boulevard, east side blockfront between Northern Boulevard and 45th Road, Block 7333, Lot 201, Borough of Queens.
COMMUNITY BOARD #11Q

239-07-BZ
APPLICANT – New York City Board of Standards and Appeals
YHA New York Inc.
SUBJECT – Application for dismissal for lack of prosecution – Extension of Term/Waiver (32-31 & 73-36) to reopen and extend the term for a Physical Cultural Establishment.
PREMISES AFFECTED – 57-38 Waldron Street, Block 1959, Lot 27, Borough of Queens.
COMMUNITY BOARD # 4Q

APPEALS CALENDAR

38-09-A
APPLICANT – Benjamin Lam, for Lee Zhen Xiang, owner.
SUBJECT – Application March 6, 2009 – Proposed construction of a 3 family home located within the bed of mapped street contrary to General City Law, Section 35. R-5 Zoning district.
PREMISES AFFECTED – 72-45 43rd Avenue, corner of 43rd Avenue and 74th Street, Block 1353, Lot 46, Borough of Queens.
COMMUNITY BOARD #4Q

170-09-A
APPLICANT – NYC Department of Buildings
OWNER - Kenbridge Realty Corporation

SUBJECT – Application April 3, 2009 – An appeal filed by the Department of Buildings seeking to amend the Certificate of Occupancy No. 400942655 issued on May 2, 2002 to remove the reference to “Adult” Establishment “use on the second floor. M1-5/R-9 Special Mixed Use.
PREMISES AFFECTED – 24-03 Queens Plaza North, northeast corner of Queens Plaza North and 24th Street, Block 414, Lot 5, Borough of Queens.
COMMUNITY BOARD #1Q

181-09-A
APPLICANT – Fire Department of New York, for Koppelman Management, owner; Alexander and Sons Upholstery, lessees.
SUBJECT – Application June 1, 2009 – Appeal from the Fire Department seeking a Modification of Certificate of Occupancy No. 79367 to require an approved Automatic Wet Sprinkler system throughout the cellar and first floor of a commercial use. R8 Zoning District.
PREMISES AFFECTED – 410 East 64th Street, Block 1458, Lot 41, Borough of Manhattan.
COMMUNITY BOARD #8M

SEPTEMBER 15, 2009, 1:30 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, September 15, 2009, at 1:30 P.M., at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

ZONING CALENDAR

186-08-BZ
APPLICANT – Petrus Fortune, P.E., for Kevin Mast. Chairman. Followers of Jesus Mennonite Church, owner.
SUBJECT – Application July 10, 2008 – Special Permit (\$73-19) to allow the legalization and enlargement of a school in a former manufacturing building. The proposal is contrary to ZR Section 42-10, M1-1 district.
PREMISES AFFECTED – 3065 Atlantic Avenue, northwest corner of Atlantic Avenue and Shepherd Avenue, Block 3957, Lot 45, Borough of Brooklyn.
COMMUNITY BOARD #5BK

187-08-BZ
APPLICANT – Sheldon Lobel, P.C., for Congregation and Yeshiva Machzikei Hadas, Inc., owner.
SUBJECT – Application July 11, 2008 – Variance (\$72-21) to permit the construction of a six-story community facility building. The proposal is contrary to ZR Section 42-00. M2-1 zoning district.
PREMISES AFFECTED – 1247 38th Street, east side of 38th Street, between 13th and 12th Avenue, Block 5295, Lot 52, Borough of Brooklyn.
COMMUNITY BOARD #12BK

198-09-BZ
APPLICANT – Eric Palatnik, P.C., for Chelsea Lofts Corp., owner; Personal Training Institute, lessee.
SUBJECT – Application June 29, 2009 – Special Permit (\$73-36) to allow the operation of the proposed physical culture establishment on the first floor of an eight-story building. C6-3A zoning district.
PREMISES AFFECTED – 143 West 19th Street, between Sixth and Seventh Avenues, Block 795, Lot 14, Borough of Manhattan.
COMMUNITY BOARD #4M

226-09-BZ
APPLICANT – Mitchell S. Ross, Esq., for Fraydun Enterprises, LLC, owner; New York Health and Raquet Club, lessee.
SUBJECT – Application June 19, 2009 – Special Permit (73-36) to allow the legalization of a physical culture establishment on the cellar through second floors of a six-story mixed-use building. C6-1 zoning district.
PREMISES AFFECTED – 24 East 13th Street, south side of East 13th Street, 142'-2 & ¾" west of University Place, Block 570, Lot 17, Borough of Manhattan.
COMMUNITY BOARD #2M

Jeff Mulligan, Executive Director

SEPTEMBER 22, 2009, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, September 22, 2009, 10:00 A.M., at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

SPECIAL ORDER CALENDAR

115-53-BZ
APPLICANT – Eric Palatnik, P.C., for Theodoras Zorbas, owner.
SUBJECT – Application July 8, 2009 – Extension of Term and Waiver of the Rules for the continued use of a Gasoline Service Station (Mobil) which expired on July 11, 2008. C2-2/R3-2 zoning district.
PREMISES AFFECTED – 252-02 Union Turnpike, southwest corner of Little Neck Parkway, Block 8565, Lot 1, Borough of Queens.
COMMUNITY BOARD #13Q

191-53-BZ
APPLICANT – Walter T. Gorman, P.E. for ExxonMobil Corporation, owner; Mobil Service Station, lessee.
SUBJECT – Application August 17, 2009 – Extension of Time and Waiver of the Rules to obtain a certificate of occupancy for a Gasoline Service Station (Mobil) which expired on September 21, 2001. C2-2/R7-1 zoning district.
PREMISES AFFECTED – 42-02/18 Queens Boulevard, south side blockfront from 42nd Street to 43rd Street, Block 169, Lot 22, Borough of Queens.
COMMUNITY BOARD #2Q

613-74-BZ
APPLICANT – Greenberg Traurig LLP by Jay Segal, for NY-1095 Avenue of the Americas, LLC, owner; Metropolitan Life Insurance Company, lessee.
SUBJECT – Application July 24, 2009 - Amendment to a previously granted Variance (72-21) to permit the relocation of the illuminated signage (Metlife) from the North facade to the East facade of the existing 42 story commercial building. C6-6, C5-3, C6-7, C5-2.5/Special Midtown District/Theater Subdistrict.
PREMISES AFFECTED – 1095 Avenue of the Americas, between 42nd Street and 41st Street, Block 994, Lot 1001-1011, Borough of Manhattan.
COMMUNITY BOARD #5M

272-07-BZ
APPLICANT – Ellen Hay, Wachtel & Masyr, LLP, for Amsterdam & 76th Associates, LLC, owner; Equinox 76th Street, Inc., lessee.
SUBJECT – Application November 28, 2007 – Amendment of a Special Permit (\$73-36) to allow an enlargement of 14,814 square feet for a Physical Culture Establishment. C2-7A and C4-6A districts.
PREMISES AFFECTED – 344 Amsterdam Avenue, aka 205 W. 76th Street aka 204 W. 77th Street, west side of Amsterdam Avenue, between West 76th and West 77th

Streets, Block 1168, Lots 1001, 1002, 30, Borough of Manhattan.

COMMUNITY BOARD #7M

APPEALS CALENDAR

188-09-A
APPLICANT – John Natoli, for Michael Ortega, owner.
SUBJECT – Application June 10, 2009 – Legalization of a one story enlargement to an existing home located within the bed of a mapped street (Noel Road) contrary to General City Law Section 35. R3-2 Zoning District.
PREMISES AFFECTED – 214 Noel Road, south side of Noel Road and East side of 103rd Street, Block 15459, Lot 9, Borough of Queens.
COMMUNITY BOARD #14Q

217-09-A
APPLICANT – Marvin B. Mitzner, Esq., for 514-516 East 6th Street, owner.
SUBJECT – Application July 7, 2009 – An appeal seeking to vary the applicable provisions under the Multiple Dwelling Law as it applies to the enlargement of non- fireproof tenement buildings. R7-2 Zoning District.
PREMISES AFFECTED – 514-516 East 6th Street, south side of East 6th Street, between Avenue A and B, Block 401, Lots 17 and 18, Borough of Manhattan.
COMMUNITY BOARD #3M

SEPTEMBER 22, 2009, 1:30 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, September 22, 2009, at 1:30 P.M., at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

ZONING CALENDAR

214-07-BZ
APPLICANT – Sheldon Lobel, P.C., for 3210 Riverdale Associates, LLC, owner.
SUBJECT – Application September 18, 2007 – Variance to allow a public parking garage and increase above the maximum permitted floor area in a mixed residential and community facility building, contrary to sections 22-10 and 24-162 of the zoning resolution. R6 zoning district.
PREMISES AFFECTED – 3217 Irwin Avenue, aka 3210 Riverdale Avenue, north side of West 232nd Street, Block 5759, Lots 356, 358, 362, Borough of Bronx.
COMMUNITY BOARD #8BX

28-09-BZ
APPLICANT – Moshe M. Friedman, P.E., for 133 Equity Corp., owner.
SUBJECT – Application February 17, 2009 – Variance (\$72-21) to permit a four-story residential building on a vacant lot. The proposal is contrary to ZR Section 42-10. M1-1 district.
PREMISES AFFECTED – 133 Taaffe Place, east side of Taaffe Place, 142'-2.5" north of intersection of Taaffe Place and Myrtle Avenue, Block 1897, Lot 4, Borough of Brooklyn.
COMMUNITY BOARD #3BK

214-09-BZ
APPLICANT – Rothkrug, Rothkrug & Spector, LLP, for LAL Astor Avenue Management Co., LLC, owner.
SUBJECT – Application June 29, 2009 – Special Permit pursuant to (\$73-125) to allow for a 9,996 sq ft ambulatory diagnostic or treatment center which exceeds the 1,500 sq ft maximum allowable floor area set forth in ZR22-14. R4-1 zoning district.
PREMISES AFFECTED – 1464 Astor Avenue, south side of Astor Avenue, 100' east of intersection with Fenton Avenue, Block 4389, Lot 26, 45, Borough of Bronx.
COMMUNITY BOARD #11BX

Jeff Mulligan, Executive Director

☛ a31-s1

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, September 2, 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 SW, New York, NY 10041, or by calling (212) 839-6550.

#1 In the matter of a proposed revocable consent authorizing Consolidated Edison Company of New York, Inc. to maintain and use five sections of guard rail on the north sidewalk of Plymouth Street, between Gold and Bridge Streets, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2008 to June 30, 2018 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2008 to June 30, 2009 - \$5,418
For the period July 1, 2009 to June 30, 2010 - \$5,581
For the period July 1, 2010 to June 30, 2011 - \$5,744
For the period July 1, 2011 to June 30, 2012 - \$5,907
For the period July 1, 2012 to June 30, 2013 - \$6,070
For the period July 1, 2013 to June 30, 2014 - \$6,233
For the period July 1, 2014 to June 30, 2015 - \$6,396
For the period July 1, 2015 to June 30, 2016 - \$6,559
For the period July 1, 2016 to June 30, 2017 - \$6,722
For the period July 1, 2017 to June 30, 2018 - \$6,885
For the period July 1, 2018 to June 30, 2019 - \$7,048

the maintenance of a security deposit in the sum of \$10,000, 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 Third & Bond Condominium to construct, maintain and use a fenced-in planted area on the northeast sidewalk of 3rd Street, northwest of Bond Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Date of Approval by the Mayor to June 30, 2020, and provides among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period from the date of final approval to June 30, 2020 - \$2,520/annum

the maintenance of a security deposit in the sum of \$10,000, 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 540 Land Partners LLC to maintain and use a sidewalk clock, together with an electrical conduit on the south sidewalk of East 55th Street, west of Madison 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, 2019 - \$300/annum the maintenance of a security deposit in the sum of \$2,000, 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 modification of revocable consent authorizing New York University so as to construct, maintain and use additional conduits under and across Washington Square West, Washington Square South and West 3rd Streets, in the Borough of Manhattan. The proposed revocable consent is for a term of five 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:

For the period July 1, 2009 to June 30, 2010 - \$145,504 + 3,569/annum (prorated from the date of Approval by the Mayor)
 For the period July 1, 2010 to June 30, 2011 - \$152,389
 For the period July 1, 2011 to June 30, 2012 - \$155,705
 For the period July 1, 2012 to June 30, 2013 - \$159,021
 For the period July 1, 2013 to June 30, 2014 - \$162,337

the maintenance of a security deposit in the sum of \$146,000, 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 Sovereign Bank to maintain and use a conduit under and across New Dorp Lane, between Edison Street and 10th Street, in the Borough of Staten Island. 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 - \$750
 For the period July 1, 2010 to June 30, 2011 - \$773
 For the period July 1, 2011 to June 30, 2012 - \$796
 For the period July 1, 2012 to June 30, 2013 - \$819
 For the period July 1, 2013 to June 30, 2014 - \$842
 For the period July 1, 2014 to June 30, 2015 - \$865
 For the period July 1, 2015 to June 30, 2016 - \$888
 For the period July 1, 2016 to June 30, 2017 - \$911
 For the period July 1, 2017 to June 30, 2018 - \$934
 For the period July 1, 2018 to June 30, 2019 - \$957

the maintenance of a security deposit in the sum of \$1,000, 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.

a12-s2

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

DIVISION OF MUNICIPAL SUPPLY SERVICES

■ SALE

PUBLIC AUCTION SALE NUMBER 10001 - E

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, SEPTEMBER 2, 2009 (SALE NUMBER 10001-E). This auction is held every other Wednesday unless otherwise notified. Viewing is on auction day only from 8:30 AM until 9:00 AM. The auction begins at 9:00 A.M.

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

A listing of vehicles to be offered for sale in the next auction can be viewed on our 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.

a19-s2

POLICE

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

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

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

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

FOR MOTOR VEHICLES

(All Boroughs):

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

FOR ALL OTHER PROPERTY

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

j1-d31

PROCUREMENT

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

CITYWIDE ADMINISTRATIVE SERVICES

CONTRACTS

■ SOLICITATIONS

Construction Related Services

CORRECTION: INTERIOR PAINTING, PATCHING AND PLASTERING – Competitive Sealed Bids – DUE 09-29-09 AT 11:30 A.M. – PIN# 856090001023 - DCAS Buildings
 PIN# 856090001024 - Office of Court Administration Buildings

CORRECTION: There is a mandatory pre-bid meeting to be held on 9-15-09 at 11:00 A.M. in the 16th Floor Executive Conference Room at 1 Centre St., New York, NY 10007. Prevailing wage rates must be paid to workers performing the work.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
 Department of Citywide Administrative Services
 One Centre St., Room 1860, NYC 10007.
 Louis Pastore (212) 669-8265, lpastore@dcas.nyc.gov

a31

DIVISION OF FACILITIES MANAGEMENT AND CONSTRUCTION

■ AWARDS

Construction / Construction Services

FIRE ALARM MAINTENANCE REQUIREMENTS – Competitive Sealed Bids – PIN# 856090000660 – AMT: \$5,724,648.00 – TO: A-Tronix and PM Electrical J.V., 246-14 Jericho Tpk., Floral Park, NY 11001. Service area is Bklyn., Qns. and S.I. Contract expires in 4 years.

a31

DIVISION OF MUNICIPAL SUPPLY SERVICES

■ SOLICITATIONS

Goods

TRUCK, LIGHT DUTY VEHICLES – Competitive Sealed Bids – PIN# 8570901230 – DUE 09-25-09 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.

a31

■ AWARDS

Goods

CURAM SOFTWARE AND SUPPORT - DOITT – Intergovernmental Purchase – PIN# 8571000153 – AMT: \$2,805,270.75 – TO: Curam Software, 13800 Coppermine Rd., Suite 410, Herndon, VA 20171. NYS Contract #PT62193.
 ● **HP PRINTERS - DEP** – Intergovernmental Purchase – PIN# 8571000088 – AMT: \$135,870.00 – TO: Eberhard Systems, 275 Marcus Blvd., Suite N, Hauppauge, NY 11788. NYS Contract #PT58424.

Suppliers wishing to be considered for a contract with the Office of General Services of New York State are advised to contact the Procurement Services Group, Corning Tower, Room 3711, Empire State Plaza, Albany, NY 12242 or by phone: 518-474-6717.

a31

■ VENDOR LISTS

Goods

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

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

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

jy17-j4

EQUIPMENT FOR DEPARTMENT OF SANITATION

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

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

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

jy17-j4

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

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

jy17-j4

DESIGN & CONSTRUCTION

AGENCY CHIEF CONTRACTING OFFICER

■ SOLICITATIONS

Construction / Construction Services

CONSTRUCTION MANAGEMENT / DESIGN / BUILD - PW348-54 – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 8502009VP0041P – DUE 09-29-09 AT 4:00 P.M. – For removal/upgrade/ replacement of City-owned Petroleum storage tanks. All qualified and interested firms are advised to download the Request for Proposal at <http://ddcftp.nyc.gov/rfpweb/> from September 2, 2009 or contact the person listed for this RFP. The contract resulting from this Request for Proposal will be subject to Local Law 129 of 2005, Minority Owned and Women Owned Business Enterprise (M/WBE) program.

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 Design and Construction
 30-30 Thomson Avenue, 4th Floor Professional Contracts Section, Long Island City, New York 11101.
 Kareem Alibocas (718) 391-3038, alibocaka@ddc.nyc.gov

a31

■ AWARDS

Construction / Construction Services

RQ A&E, DESIGN REQUIREMENTS CONTRACT FOR COMMISSIONING SERVICES FOR VARIOUS PROJECTS, CONTRACT #1, CITYWIDE – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 8502009VP0001P – AMT: \$10,000,000.00 – TO: Dome-Tech, Inc., 510 Thornall Street, Suite 170, Edison, NJ 08837.

a31

EDUCATION

DIVISION OF CONTRACTS AND PURCHASING

■ SOLICITATIONS

Goods

UPTOWN EDUCATIONAL SOFTWARE – Competitive Sealed Bids – PIN# Z1228040 – DUE 09-09-09 AT 5:00 P.M. – If you cannot download this bid, please send an e-mail to VendorHotline@schools.nyc.gov with the bid number and title in the subject line of your e-mail. For all questions related to this bid, please send an e-mail to DPontrelli@schools.nyc.gov with the bid number and title in the subject line of your e-mail. Bid opening: Thursday, September 9th, 2009 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.
 Department of Education, 65 Court Street, Room 1201, Brooklyn, NY 11201. Vendor Hotline (718) 935-2300, vendorhotline@schools.nyc.gov

a31

Human/Client Service

PROFESSIONAL DEVELOPMENT AT TRANSFER SCHOOLS AND SIMILAR SCHOOLS – Competitive Sealed Bids – PIN# R0778040 – DUE 09-22-09 AT 5:00 P.M. – The New York City Department of Education is seeking proposals from organizations qualified to provide instructional services and related guidance and counseling services to students enrolled nonpublic schools. Proposers must have a minimum of three years experience providing professional development and coaching services to educators working at Transfer Schools in New York City or similar urban specialized schools. This solicitation is open indefinitely, however, to ensure that services begin on or around January 2010, you must submit your company's proposal no later than: September 22, 2009 by 5:00 P.M. If you cannot download this PQS, please send an e-mail to VendorHotline@schools.nyc.gov with the PQS number and title in the subject line. For all questions related to this PQS, please send an e-mail to vendorhotline@schools.nyc.gov with the PQS's number and title in the subject line of your e-mail.

There will be a pre-proposal conference on September 8th, 2009 at 2:00 P.M., located at 65 Court Street, Room 1201, Brooklyn, NY 11201.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Department of Education, 65 Court Street, Room 1201
Brooklyn, NY 11201. Vendor Hotline (718) 935-2300
vendorhotline@schools.nyc.gov

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.

SOLICITATIONS

Goods

CLOSURE DEVICE #MX 6700 – Competitive Sealed Bids – PIN# 11210017 – DUE 09-04-09 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.
Lincoln Hospital, 234 East 149th Street, Bronx, NY 10451.
Erik Bryan (718) 579-5532, erik.bryan@nychhc.org

MANIFOLD – Competitive Sealed Bids – PIN# 331-10-007 – DUE 09-24-09 AT 11:00 A.M. – Furnish all labor and material to install Beacon Medaes 6-107011-07 Lifeline High Pressure Manifold for N20. Mandatory walk thru on Thursday, 9/17/09 at 10:00 A.M. Meet in Rm. 1N45.
● **SUPPLY AND INSTALL HUGS ADD ON DEVICES AND LOCAL AREA RECEIVER AND EXCITER** – Competitive Sealed Bids – PIN# 331-10-008 – DUE 09-28-09 AT 11:00 A.M.
● **SERVICE CONTRACT FOR HUGS INFANT ABDUCTION SYSTEM** – Competitive Sealed Bids – PIN# 331-10-009 – DUE 09-30-09 AT 11:00 A.M. - Including infant/pediatric tags and straps.

For copy of bid fax request to Nadine Patterson at (718) 616-4271.

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.
Coney Island Hospital, 2601 Ocean Parkway, Room 1N45, Brooklyn, NY 11235. Vicki Davis (718) 616-4271.

Goods & Services

MONTHLY INSPECTION AND SERVICE CALL ON TWO BOILERS – Competitive Sealed Bids – PIN# 11210018 – DUE 09-10-09 AT 4:00 P.M. – There is a mandatory site visit 9/10/2009 at 11:00 A.M. at Lower Washington Heights at 1727 Amsterdam Avenue, New York, NY 10031.

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.
Harlem Hospital Center, 506 Lenox Avenue, Room M-108
New York, NY 10037. Edwin Iyasere (718) 579-5106.
234 East 149th Street, Room 2A2, Bronx, NY 10451.

MEDICAL AIR COMPRESSORS AND MEDICAL VACUUM PUMP – Competitive Sealed Bids – PIN# 22210010A – DUE 09-15-09 AT 4:00 P.M. – There is a site visit for 9/13/2009 at Lincoln Hospital at 11:00 A.M. at 234 East 149th Street, Bronx, NY 10451, Purchasing Dept., 2nd Fl., 2A2.

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.
Lincoln Hospital Center, 234 East 149th Street, Bronx
New York, NY 10451. Edwin Iyasere (718) 579-5106
edwin.iyasere@nychhc.org

SERVICE CONTRACT FOR ELECTRO MAGNETIC DOOR LOCKS – Competitive Sealed Bids – PIN# 331-10-006 – DUE 09-22-09 AT 11:00 A.M. – For copy of bid fax request to Nadine Patterson at (718) 616-4614.

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.
Coney Island Hospital, Purchasing, 2601 Ocean Parkway, Room 1N45, Brooklyn, NY 11235.
Nadine Patterson (718) 616-4271.

Services (Other Than Human Services)

POWER SYSTEM EQUIPMENT MAINTENANCE – Competitive Sealed Bids – PIN# 231-10-009 – DUE 09-17-09 AT 9:30 A.M. – Provide preventive maintenance/repair for various APC UPS throughout the North Brooklyn Health Network. Mandatory site visit scheduled for Friday, September 10, 2009 at 10:00 A.M., at Woodhull Medical and Mental Health Center, 760 Broadway, Brooklyn, NY 11206, IT Department, Rm. 1AB251. Site visit will start no later than 10:16 A.M.
● **RIBA HCV 3.0** – Competitive Sealed Bids – PIN# 231-10-012 – DUE 09-16-09 AT 9:30 A.M. - Provide RIBA HCV 3.0, Catalog #930600 for Woodhull Medical and Mental Health Center, Chemistry Laboratory, 760 Broadway, Brooklyn, NY 11206.

To request a bid package at no charge, email akihiko.hirao@woodhullhc.nychhc.org

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.
North Brooklyn Health Network, 100 North Portland Avenue, Rm. C-32, Brooklyn, NY 11205.
Akihiko Hirao (718) 260-7684,
akihiko.hirao@woodhullhc.nychhc.org

HOMELESS SERVICES

AWARDS

Human/Client Service

CLUSTER TIER II – Renewal – PIN# 071-10R-003-808 – AMT: \$23,953,770.00 – TO: Basic Housing, Inc., 540 East 180th Street, Bronx, NY 10457.
● **SINGLE ROOM OCCUPANCY - HOMELESS** – Required/Authorized Source – PIN# 071-09S-003-537 – AMT: \$3,631,992.00 – TO: St. Francis Friends of the Poor, Inc., 135 West 31st Street, New York, NY 10001.
● **STAND-ALONE TRANSITIONAL RESIDENCE** – Request for Proposals – PIN# 071-09S-03-1383 – AMT: \$5,334,023.00 – TO: Icahn House East, LLC, 4 East 28th Street, New York, NY 10019.
● **SINGLE ROOM OCCUPANCY HOMELESS** – Required/Authorized Source – PIN# 071-09S-003-529 – AMT: \$810,792.00 – TO: Greenhope Housing Development Fund Corp., 293 West 123rd Street, New York, NY 10027.
● **SINGLE ROOM OCCUPANCY HOMELESS** – Required/Authorized Source – PIN# 071-09S-003-697 – AMT: \$883,398.00 – TO: Weston United Community Renewal, Inc., 321 West 125th Street, New York, NY 10027.

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, mzmaira@dhs.nyc.gov

HOUSING AUTHORITY

PURCHASING DIVISION

SOLICITATIONS

Goods

INSTALLATION AND REMOVAL OF REFRIGERATORS – Competitive Sealed Bids – RFQ #7223 – DUE 09-15-09 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.
Housing Authority, 23-02 49th Avenue, 5th Floor SCOD
Long Island City, NY 11101. Bid documents available via internet ONLY:
http://www.nyc.gov/html/nycha/html/business/goods_materials.shtml Atul Shah (718) 707-5450.

LABORATORY TESTING OF FUEL OIL – Competitive Sealed Bids – RFQ #7190 – DUE 09-15-09 AT 10:35 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.
Housing Authority, 23-02 49th Avenue, 5th Floor SCOD
Long Island City, NY 11101. Bid documents available via internet ONLY:
http://www.nyc.gov/html/nycha/html/business/goods_materials.shtml Atul Shah (718) 707-5450.

JUVENILE JUSTICE

SOLICITATIONS

Human/Client Service

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

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Department of Juvenile Justice, 110 William Street
14th Floor, New York, NY 10038.
Chuma Uwechia (212) 442-7716, cuwechia@djj.nyc.gov

jy1-d16

PARKS AND RECREATION

CONTRACT ADMINISTRATION

SOLICITATIONS

Construction/Construction Services

CONSTRUCTION OF THE FOUNDATION AND MISCELLANEOUS SITE WORK AND PROVIDING AND INSTALLING A PRE-ENGINEERED BUILDING – Competitive Sealed Bids – DUE 10-08-09 AT 10:30 A.M. – PIN# 8462009R149C01 - Foundation and site work
PIN# 8462009R149C02 - Providing and installing a pre-engineered building

In connection with an Indoor Athletic Facility in Ocean Breeze Park, Staten Island, known as Contract #R149-109M and R149-209M. Vendor Source ID#s: 62862, 62914. 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 Wednesday, September 16, 2009 at 12:00 P.M. at Olmsted Center, Design Conference Room.

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

a28-s1

REVENUE AND CONCESSIONS

SOLICITATIONS

Services (Other Than Human Services)

RENOVATION, OPERATION AND MAINTENANCE OF A MARINA AND FOOD SERVICE FACILITY – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# X301-M – DUE 10-13-09 AT 3:00 P.M. – At Clason Point, 3 Soundview Avenue, The Bronx, N.Y. Parks will hold an on-site proposer meeting and site tour on Tuesday, September 15, 2009 at 11:00 A.M. at the proposed concession site (Block 3435, Lots 18 and 35), which is located at 3 Soundview Ave., along the East River, Bronx, NY 10473. We will be meeting in front of the front gate of the marina on Soundview Ave.

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) 360-1397, joel.metlen@parks.nyc.gov

a18-31

SCHOOL CONSTRUCTION AUTHORITY

CONTRACT ADMINISTRATION

SOLICITATIONS

Construction/Construction Services

A&E SERVICES FOR CAPITAL IMPROVEMENT PROJECTS (CIP) – Request for Proposals – PIN# 10-00004R – DUE 09-17-09 AT 2:00 P.M. – Proposals will be accepted from the following firms: Abel Bainnson Butz, LLP; Amie Gross Architects; Anderson LaRocca; Bermello Ajamil and Partners; BJLJ Engineering and Architects, P.C.; Body Lawson Associates; Bostwick Purcell Architects, PC; BSA plus A; Chapman Architect; David Smotrich DeArch; Di Domenico and Partners; Chapman Architect; David Smotrich; DeArch; Di Domenico and Partners; Diaz Architects; Donald Blair and Partners Architects LLP; Dvirka and Bartilucci Consult. Eng.; Ehrenkrantz Eckstut and Khun; Fletcher Thompson; Folt Albert; FPM Engineering Group, PC; GACE Consulting Engineers; Gandhi Engineering; Gannett Fleming Engineers and Architects; Gerner Kornick plus Valcarcel Architects, PC; Goshow Architects LLP; Gran Kriegel Associates, Arch. and Plan, LLC; Greenberg Farrow; Gruzen Samton Architects LLP; Hall Architects Henningson, Durham and Richardson PC; Jack L. Gordon Architects; James McCullar and Associates; JCA-Ciardullo; JRS Architect, P.C.; Kenny and Khan Architects, P.C.; LaFazia Architecture PC; Lee Harris Pomeroy Architects; Medhat Salam, Architect; Medina

Consultants, PC; Mondana Rezanian Architect; Nelligan White; Pagnamenta Torriani; Prendergast Laurel Architects; PS&S, LLC; RA German Architects PC; Raman and Oundjian; Rosenbaum Design Group; Rothzeit, Kaiserman, Thomson and Bee; RSD Engineering, PC; SBLM Architects, PC; Sears Tambasco Architects; SEN; Stantec Consulting Services, Inc.; Superstructures Eng. and Arch.; Susan Doban; Terrence O'Neal Architect LLC; Thornton Tomasetti; Ting and Li Architects, PC; Urbahn Associates, Inc.; Urbitran Associates, Inc. (AECOM); URS Arch. and Eng. - New York, PC; USA Architects; WSP Cantor Seinuk; Ysrael A. Seinuk, P.C.; Amman and Whitney; Montoya-Rodriguez Work Architecture; Spacesmith; Clifford Dias PE PC; Bahary Architecture.

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.
School Construction Authority, 30-30 Thomson Avenue Long Island City, NY 11101. Sal DeVita (718) 472-8049 sdevita@nycsca.org

a28-s3

Construction Related Services

A&E SVCS FOR TOPOGRAPHIC AND UTILITY SURVEYING – Competitive Sealed Proposals –

PIN# 10-00006R-1 – DUE 09-18-09 AT 2:00 P.M. – At various Schools throughout New York City. Proposals will be accepted from the following firms: Bartlett, Ludlam and Dill Associates; DeBruin Geomatics, LS, PE, PC; Erlandson-Crowell and Shaw; Earl B. Lovell - SP Belcher; Garden State Engineering, Surveying and Planning; Harwood Surveying, P.C.; Haubenreich, Hess and Shaw; KS Engineers, PC (KSE); Langan Engineering and Environmental Services; Leonard J. Stranberg and Assoc. Engrs. and Land Surveyors, P.C.; Mercator Land Surveying, LLC; Montrose Surveying Co., LLP; Munoz Engineering, PC; The RBA Group; Paulus, Sokolowski and Sartor (PS&S); Tectonic Engineering; Wohl and O'Mara.

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.
School Construction Authority, 30-30 Thomson Avenue 1st Floor, Long Island City, NY 11101. Seema Menon (718) 472-8284, smemon@nycsca.org

a31-s4

Services (Other Than Human Services)

ARCHITECTURE AND ENGINEERING (A&E) SERVICES – Competitive Sealed Bids –

PIN# 10-00008R – DUE 09-23-09 AT 2:00 P.M. – In connection with Mechanical, Electrical, and Plumbing (MEP) Project at various schools/facilities throughout New York City.

Proposals will be accepted from the following firms: Arora Engineers, Inc.; Bladykas Engineering, P.C.; Concessi Engineering P.C.; Consentini Associates LLP; Dagher Engineering, PLLC; Dewberry-Goodkind, Inc.; DVL Consulting Engineers, Inc.; EME Group Consulting Engineers; Goldman Copeland Associates; Greenman-Pederson, Inc.; IAQ Systems; IP Professional Engineering; Joseph R. Loring and Associates; Kallen and Lemelson, LLP; Lawless and Mangione Arch. and Engrs; Lehr Associates, Consulting Engin.; Maltra Associates, Inc.; Plumb Engineering, P.C.

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.
School Construction Authority, 30-30 Thomson Avenue 1st Floor, Long Island City, New York 11101. Nacardie Louis (718) 752-5851, nlouis@nycsca.org

a27-s2

TRANSPORTATION

DIVISION OF TRAFFIC

SOLICITATIONS

Construction Related Services

INSTALL INTERSECTION CONTROL SIGNS AND SUPPORTS – Competitive Sealed Bids –

PIN# 8109MBTR348 – DUE 09-22-09 AT 11:00 A.M.
● **INSTALL INTERSECTION REGULATION SIGNS** – Competitive Sealed Bids – PIN# 8109MBTR351 – DUE 09-22-09 AT 11:00 A.M.

These procurements are subject to participation goals for MBE and/or WBE as required by Local Law 129 of 2005. A deposit of \$50.00 in the form of a certified check or money order made payable to New York City Department of Transportation is required to obtain Contract Bid/Proposal Documents. NO CASH ACCEPTED. Refund will be made only for Contract Bid/Proposal Documents that are returned in its original condition within 10 days after bid opening. Any persons delivering bid documents must enter the building located on the south side of the Building facing the Vietnam Veterans Memorial. All visitors must go through the building's security screening process. Bidders should allow extra time and ensure that proper government issued photo identification (i.e. Drivers License, Passport, Identification card) is available upon request. Please ensure that your company's address, telephone and fax numbers are submitted by your company (or messenger service) when picking up contract documents during the hours of 9:00 A.M. - 3:00 P.M. ONLY. For additional information please contact Carl Noel at (718) 433-3428. Vendor Source ID#: 62961.

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 Transportation, Office of the Agency Chief Contracting Officer, Contract Management Unit 55 Water Street, Ground Floor, New York, NY 10041. Bid Window (212) 839-9435.

a31

Services (Other Than Human Services)

MANAGEMENT AND OPERATION OF THE STATEN ISLAND COURT HOUSE MUNICIPAL PARKING GARAGE – Competitive Sealed Bids –

PIN# 84110SITR426 – DUE 09-25-09 AT 11:00 A.M. – A pre-bid meeting (optional)

will be held on Thursday, September 10, 2009 at 11:00 A.M. at 54 Central Avenue, Staten Island, NY 10301. A deposit of \$50.00 in the form of a certified check or money order made payable to New York City Department of Transportation is required to obtain Contract/Bid Documents. NO CASH ACCEPTED. Refund will be made only for Contract Bid/ Proposal Documents that are returned in its original condition within 10 days after bid opening. Any persons delivering bid documents must enter the building located on the south side of the Building facing the Vietnam Veterans Memorial. All visitors must go through the building's security screening process. Bidders should allow extra time and ensure that proper government issued photo identification (i.e. Drivers License, Passport, Identification card) is available upon request. Please ensure that your company's address, telephone and fax numbers are submitted by your company (or messenger service) when picking up contract documents during the hours of 9:00 A.M. - 3:00 P.M. ONLY. For additional information please contact Sami Ghobrial at (718) 786-7114. Vendor Source ID#: 62949.

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 Transportation, Office of the Agency Chief Contracting Officer, Contract Management Unit 55 Water Street, Ground Floor, New York, NY 10041. Bid Window (212) 839-9435.

a31



CITY PLANNING

NOTICE

THE CITY OF NEW YORK THE DEPARTMENT OF CITY PLANNING OFFICE OF MANAGEMENT AND BUDGET

NOTICE OF PROPOSED SUBSTANTIAL AMENDMENT TO THE 2009 CONSOLIDATED PLAN (FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM) AND THE PROPOSED CHANGES TO THE 2008 CONSOLIDATED PLAN ADDENDUM: COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY PROGRAM.

The City of New York announces the public comment period for the substantial amendment to its 2009 Consolidated Plan's Community Development Block Grant (CDBG) Program and the public comment period for the substantial amendment to the 2008 Consolidated Plan Addendum: Community Development Block Grant-Recovery Act (CDBG-R) Program.

Amended 2009 Consolidated Plan
The amended 2009 Consolidated Plan public comment period will begin on August 25, 2009 and extend thirty (30) days to September 23, 2009.

Copies of the amended 2009 Consolidated Plan will be made available on August 25, 2009 and can be obtained at the Department of City Planning Bookstore, 22 Reade Street, New York, New York 10007 (Monday 12:00 P.M. to 4:00 P.M., Tuesday through Friday 10:00 A.M. to 1:00 P.M.). In addition, the amended Plan can be downloaded through the internet via the Department's website at www.nyc.gov/planning.

Written comments regarding the amended 2009 Consolidated Plan should be sent by close of business September 23, 2009 to: Charles V. Sorrentino, Consolidated Plan Coordinator, 22 Reade Street 4N, New York, N.Y. 10007, FAX: 212-720-3495.

2008 Consolidated Plan Addendum: Community Development Block Grant-Recovery Act (CDBG-R) Program
On 6/5/09, the City submitted its plan for the expenditure of CDDBG-Recovery funds under the American Recovery and Reinvestment Act of 2009 (ARRA or Recovery Act). The City stated that three programs, the Emergency Repair Program, the Emergency Demolition Program, and the HPD Neighborhood Preservation Offices, will be partially-funded by both the Community Development Block Grant and ARRA funds. ARRA funds will support DHS Single Adult Services and CD Block Grant funds will support both DHS' Single Adult Services and Family Support. The programs that were to be solely funded by ARRA were Graffiti-Free NYC, Code Violation Removal in Schools, DHS Single Adult Services, Graffiti Removal in Parks and Playgrounds, Neighborhood Improvement Program, and Charlton Garden Retaining Wall Restoration. (Please note that these programs may also receive non-CD/ARRA funds). The City has now decided that the \$2.89 million originally allocated to Graffiti-Free NYC will be re-programmed to the Emergency Repair Program. After 7/1/09, City Tax Levy funds will support the Graffiti-free NYC Program.

The CDBG-Recovery is a grant under HUD's CDBG entitlement program. It is therefore bound to HUD's Consolidated Plan regulations. Under existing Consolidated Plan citizen participation regulations, substantial amendments to an approved Plan are required to undergo a 30-day comment period. However, in order to expedite localities receiving the Recovery Act funds, Congress has waived this regulation and requires the Program to undergo only a **seven (7) day** public review period instead. Therefore, the 2008 Consolidated Plan Addendum: Community Development Block Grant-Recovery Act's public comment period will begin on August 25, 2009 and end August 31, 2009.

On August 25, 2009, an Adobe PDF version of the Addendum will be available for free downloading from the internet via the Department of City Planning's website at: <http://www.nyc.gov/html/dcp/html/resource/consol.shtml#cp>

Written comments should be sent by close of business September 1, 2009 to: Charles V. Sorrentino, Consolidated Plan Coordinator, 22 Reade Street 4N, New York, N.Y. 10007, FAX: 212-720-3495, email: csorren@planning.nyc.gov.

City of New York:

Amanda M. Burden, FAICP, Director, Department of City Planning
Mark Page, Director, Office of Management and Budget

a24-s4

CONDITIONAL NEGATIVE DECLARATION

Project Identification	Lead Agency
CEQR No. 09DCP028X	City Planning Commission
ULURP No. 090397ZMX	22 Reade Street
Bronx, Community District 12	New York, NY 10007
SEQRA Classification: Unlisted	Contact: Robert Dobruskin (212) 720-3423

Name, Description and Location of Proposal

Webster Avenue Residential Development
The applicant, Webster Commons, LLC, is proposing a Zoning Map Amendment to change the zoning designation of a 84,103 square foot parcel (Block 3360, Lot 76) located in the Olinville section of the Bronx, Community District 12, from R6 to R7X (hereinafter referred to as the "project site"). The project site is comprised of an irregularly shaped zoning lot bounded by Webster Avenue to the west, an area north of East 211th Street to the south, the MTA Metro-North railroad tracks to the east, and East 233rd Street to the north. Woodlawn Cemetery is located on the west side of Webster Avenue across the street from the project site.

The proposed action would facilitate a proposal by the applicant to construct a development, "Webster Commons," that consists of four residential buildings (Buildings A through D) containing 400 affordable (low to moderate income) and senior dwelling units, as well as a 10,616 square foot day care center. The applicant intends to seek discretionary financing for the development through the NYC Housing Development Corporation's (HDC) LAMP (Low-Income Affordable Marketplace) and New Hop (New Housing Opportunities Program) programs.

The project site is currently vacant and unimproved. A small gorge, located approximately midway along the Webster Avenue street frontage, cuts through the property from east to west. The gorge contains a watercourse at its base. This surface water feature connects two culverts, one under Webster Avenue to the east, and the other under the Metro North tracks to the west, carrying surface water drainage from the Woodlawn Cemetery to the Bronx River. The gorge area is approximately 0.23 acres in size and occupies approximately 13.6% of the project site's total lot area.

The project site is located within an R6 zoning district, a medium-density height factor district which generally allows buildings ranging from three to twelve stories. The maximum permitted FAR is 2.43 for residential and 4.8 for community facility use, and if developed pursuant to Quality Housing the maximum permitted FAR is 3.0 on a wide street (such as Webster Avenue). R7X districts are medium density contextual districts in which use of Quality Housing regulations are mandatory. The proposal would change the zoning from R6 to R7X and would increase the allowable residential FAR pursuant to Quality Housing from 3.0 to 5.0 and increase the maximum building height from 70 feet to 125 feet. Under the proposed R7X zoning, new development could not achieve the maximum permitted FAR of 5.0 because no development is proposed within the gorge area described above, and, thus, the proposed development would have a FAR of approximately 4.63.

The illustrative site plan prepared by the applicant indicates that Buildings A, B and C would be located south of the gorge area, and Building D would be located directly north of the gorge. The buildings would range in height from approximately 117 feet for Building A located at the south end of the site and 81 feet at Building D on the north end. The applicant's intended programming for each of the buildings is described further below:

Building A, located on the southernmost portion of the project site would be a 13-story, mixed-use building with 150 dwelling units for low-income residents and a 10,616 sq. ft. daycare center. It is anticipated that this building would contain a total of 143 dwelling units. The building would have a base height of 81'-2" and a maximum building height of 117'-9".

Building B would be a 13-story residential building with 98 dwelling units for middle-income residents. It is anticipated that this building would contain a total of 105 dwelling units. The building would have a base height of 81'-10" and a maximum building height of 117'-9".

Building C would be a 12-story, 109'-6" tall, 52,411 sq. ft. residential building with 55 dwelling units for senior residents. The building would have a base height of 81'-2" and a maximum building height of 109'-6".

Building D, located on the northern most portion of the project site would be a 9-story, 81'-2" tall, 100,184 sq. ft. residential building with 97 moderate-income dwelling units.

Pursuant to the proposed R7X zoning, one parking space must be provided for 25% of the government assisted housing units and 12.5% of the senior housing units. In total, 94 parking spaces are required under the proposed development, including 87 spaces for the government assisted units and 7 spaces for the senior housing units. The applicant proposes a total of 94 accessory on-site parking spaces, located below grade in two separate garages – one under buildings A, B, and C, and the other under Building D. Access to the proposed parking garage under Buildings A, B and C would be provided via a new curb cut and entrance located on Webster Avenue at the south end of Building B. Access for Building D's parking garage would be via a new curb cut on Webster Avenue located at the north end of this building.

The project's Environmental Assessment Statement (EAS) includes a Market-Rate Scenario for analysis purposes. Similar to the subsidized development scenario, the Market-Rate Scenario consists of four buildings, ranging from nine to thirteen stories in height and containing a total of approximately 400 rental apartment units. This scenario would have the same maximum FAR and the same area of non development around the gorge as the subsidized scenario. Additionally, the Market-Rate scenario would provide approximately 202 accessory parking spaces, 108 more spaces than would be provided under the subsidized scenario.

The build year for the proposed action is 2011.

Absent the proposed action, the site would be developed pursuant to R6 zoning with a 252,310 square foot residential development with 210 dwelling units and 147 accessory parking spaces.

The proposed rezoning includes an (E) designation for noise on the project site (Block 3360, Lot 76). The text of the (E)

designation is as follows:

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 35 dBA window/wall attenuation on the eastern façade and 30 dBA window/wall attenuation on the northern, southern, and western facades in order to maintain an interior noise level of 45 dBA. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

With the implementation of the above (E) designation, no significant adverse impacts related to noise would occur.

As described in greater detail below, the applicant has agreed to enter into a restrictive declaration which will be recorded against the property with provisions related to air quality and natural resources. With the implementation of the restrictive declaration, no significant adverse impacts related to air quality or natural resources would occur.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated August 14, 2009, prepared in connection with the ULURP Application (No. 090397ZMX). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment, once it is modified as follows:

- The applicant, Webster Commons, LLC, has agreed to enter a restrictive declaration which includes measures related to stationary source air quality. The restrictive declaration, prepared by the Department of City Planning in consultation with the Department of Environmental Protection, will be executed by the owner and recorded prior to the City's approval of the proposed action.

Pursuant to the restrictive declaration, the space heating and hot water (HVAC) systems for any new residential and/or commercial development on the above-referenced properties shall use Natural Gas as the fuel type. In addition, the building stacks in the proposed development (Buildings A through D) will be located:

Building A Stack

Not closer than approximately 84' 8" from Building B at its closest point

Building B Stack

Not closer than approximately 62'-0" from Building A at its closest point and not closer than 84'8" from Building C at its closest point

Building C Stack

Not closer than approximately 35' 1" from Building B at its closest point

Building D Stack

Not closer than approximately 235'6" from Building C at its closest point

- The applicant, Webster Commons, LLC, has agreed to enter into a restrictive declaration which includes provisions related to natural resources. The restrictive declaration, prepared by the Department of City Planning in consultation with the Department of Environmental Protection, will be executed by the owner and recorded prior to the City's approval of the proposed action.

Pursuant to the restrictive declaration, the gorge area and water feature below the 70' elevation line on either side of the gorge shall be protected and maintained during and after construction at the project site.

Supporting Statement:

- The Air Quality Analysis section of the EAS concluded that the heating, ventilating and air conditioning stacks must be in the specific locations identified above in order to avoid significant adverse impacts to air quality. This assessment was based on a given building height, square footage, and spatial relationship to other buildings within the proposed development for each building, as shown on the proposed site plan and as disclosed in the EAS. Such locations would be ensured through the restrictive declaration described above, which would also restrict the proposed development to the heights, square footage, and arrangement disclosed in the EAS and shown on the related site plan.

With the implementation of the Restrictive Declaration measures, no significant adverse impacts related to stationary source air quality would occur.

- The Natural Resources Analysis indicated that, in order to avoid significant adverse impacts to natural resources, there must be no development below the 70' elevation line on either side of the gorge and a maintenance plan for the gorge area must be reviewed and approved by the Department of Environmental Protection prior to construction. The location of the no development area is shown on the site plan in the EAS, and will be attached to the restrictive declaration.

With the implementation of the Restrictive Declaration measures, no significant adverse impacts related to natural resources would occur.

- No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

It is fully agreed and understood that if the foregoing conditions, modification, and alterations are not fully incorporated into the proposed action, this Conditional Negative Declaration shall become null and void. In such event, the applicant shall be required to prepare a Draft Environmental Impact Statement before proceeding further with said proposal. This Conditional Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617. Should you have any questions pertaining to this Conditional

Negative Declaration, you may contact Celeste Evans at (212) 720-3321.

NOTICE OF COMPLETION OF THE FINAL ENVIRONMENTAL IMPACT STATEMENT 53 West 53rd Street

Project Identification
CEQR No. 09DCP004M
ULURP Nos. 090431ZSM,
090432ZSM
SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007

Contact Person
Robert Dobruskin, AICP, Director (212) 720-3423
Environmental Assessment and Review Division
New York City Department of City Planning

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Final Environmental Impact Statement (FEIS) has been prepared for the action described below. Copies of the FEIS are available for public inspection at the office of the undersigned. The proposal involves actions by the City Planning Commission and Council of the City of New York pursuant to Uniform Land Use Review Procedures (ULURP). A public hearing on the Draft Environmental Impact Statement (DEIS) was held on July 22, 2009. Written comments on the DEIS were requested and were received by the Lead Agency until August 3, 2009. This FEIS incorporates responses to the public comments received on the DEIS and additional analysis conducted subsequent to the completion of the DEIS.

The applicant, W2005/Hines West Fifty-Third Realty, LLC, is proposing multiple actions in connection with a proposed mixed-use development at 53 West 53rd Street in Manhattan, New York. The actions involve the following approvals from the NYC City Planning Commission: a special permit pursuant to Zoning Resolution (ZR) Sections 74-79 and 81-212 to allow the transfer of development rights from the University Club, a New York City and State/National Register Landmark; a special permit pursuant to ZR Section 74-711 and 81-277 to allow, in connection with the use of excess development rights from St. Thomas Church. These actions would facilitate the construction of a 1,250 foot tall mixed-use building of 786,562 gross square feet that would contain 718,465 gsf of space that would be divided between hotel and residential use and approximately 68,097 gsf of museum-related space. The hotel use would occupy between 100,000 and 200,000 gsf of space and would include approximately 7,000 gsf of restaurant space. The residential use would occupy between 518,465 and 618,465 gsf of space. It is anticipated that the project sponsor would construct no more than 150 residential units and 100 hotel rooms; however, for the purposes of environmental review, a reasonable worst case development scenario will be analyzed based on a total of 300 residential units and 167 hotel rooms. The build year is 2013.

The proposed project requires CPC approval of a Special Permit pursuant to Zoning Resolution (ZR) Sections 74-79 and 81-212 to allow the transfer of development rights from the University Club, a New York City and State/National Register Landmark and a Special Permit pursuant to ZR Section 74-711 and 81-277 to allow, in connection with the use of excess development rights from St. Thomas Church, the distribution of floor area without regard to zoning district boundaries and the modification of certain bulk requirements relating to height and setback requirements, pedestrian circulation space, and rear yard equivalent requirements. St. Thomas Church is a New York City Landmark that is also listed on the State and National Registers of Historic Places.

COMPTROLLER

■ NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., RM 629, New York, NY 10007 on 9/1/09 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
11	146	17
13	146	34
14	146	35
15	146	36

Acquired in the proceeding, entitled: FIFTH AMENDED BROOKLYN CENTER URBAN RENEWAL PLAN, PHASE 2, 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

a18-s1

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 September 10, 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
1	1116	p/o lot 30

Acquired in the proceeding, entitled: RICHMOND TERRACE BETWEEN JOHN STREET AND NICHOLAS AVENUE 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

a25-s10

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 November 4, 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
12	146	29

Acquired in the proceeding, entitled: FIFTH AMENDED BROOKLYN CENTER URBAN RENEWAL PLAN, PHASE 2 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

a21-s3

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09TLC050Q	Discount Car Service	Queens	QN13
09CCO002Y	A local law to amend (Intro 506A) the administrative code of the	Citywide	
09OOM002Y	A local law to (Intro 21A) amend the City Charter to create the	Citywide	

DETERMINATION OF SIGNIFICANCE

Negative Declaration

09CCO002Y	A local law to amend (Intro 506A) the administrative code of the	Citywide	
06DCP084X	On the Sound at City Island	Bronx	BX10
06DCP110Q	Briarwood Plaza	Queens	QN11
08DCP072K	Berry Street and North 7th Street Zoning Map Amendment	Brooklyn	BK01
09DCP006R	Presentation Circle (aka Woodrow Road Residential)	Staten Island	SI03
09DCP009R	Montgomery Avenue Residential	Staten Island	SI01
09DCP017R	97 Victory Boulevard	Staten Island	SI01
09DCP027K	Robert Venable Park Residential	Brooklyn	BK05
09DCP050R	SEA Center Expansion	Staten Island	SI01
09DCP059M	48-50 Walker Street	Manhattan	MN01
09DCP061M	2148 Broadway Public Parking Garage	Manhattan	MN07
09DCP064Q	Middle Village Glendale Maspeth Rezoning	Queens	QN05
09DCP065K	New Connections / New Opportunities Sunset Park 197-a	Brooklyn	BK07
09DCP072K	783 Eldert Lane Modification of Restrictive Declaration	Brooklyn	BK05
09DCP075K	Sunset Park Rezoning	Brooklyn	BK07
09DCP079M	46-48 Lisenard Street	Manhattan	MN01
05DEP004R	Acquisition & Disposition of Property between the City of	Staten Island	SI03
07DEP020Y	Amendments to Chapter 20 of Title 15 of the Rules of the City	Citywide	
09DEP040Q	Beach 42nd Street Outfall Project (Capital Project SEQ-	Queens	QN14
09DEP044U	Oorah Catskill Retreat WTP Expansion and State Pollutant	Upstate	
09DHS011K	The Hegeman Safe Haven	Brooklyn	BK05
10DOS005M	Export of Municipal Solid Waste from the Borough of Manhattan	Manhattan	MN08
			MN09
			MN10
			MN11
			MN01
			MN02
			MN03
			MN05
			MN06
09DPR003R	Ocean Breeze Park Redevelopment	Staten Island	SI02
09DPR006K	Transmitter Park Redevelopment	Brooklyn	BK01
09HPD002K	Van Sicken/Warwick Project	Brooklyn	BK05
09HPD007K	Coretta Scott-King Senior Apartments	Brooklyn	BK05
09HPD031K	Riverway Senior Apartments	Brooklyn	BK16
09OOM002Y	A local law to (Intro 21A) amend the City Charter to create the	Citywide	
09TLC028M	Lincoln Limo Service Inc	Manhattan	MN03
09TLC031K	La Morenita Car & Limosusine Service Inc	Brooklyn	BK13
09TLC037K	Safe Car Service	Brooklyn	BK10
09TLC047K	Munkacs Car Service Ltd	Brooklyn	BK12
09TLC050Q	Discount Car Service	Queens	QN13

08DCP057M	150 Charles Street Public Parking Garage	Manhattan	MN02
09DCP050R	SEA Center Expansion	Staten Island	SI01
09DEP047U	Proposed Expansion of Boating at Cannonsville Reservoir	Upstate	
08DOT005Q	Acquisition of an Existing Asphalt Plant (Grace Asphalt Plant)	Queens	QN07
07HPD003X	Council Towers V	Bronx	BX10

Modified Negative Declaration

09DCP004M	53 West 53rd Street	Manhattan	MN05
09DCP007M	Western Rail Yard Project	Manhattan	MN04
09HPD019K	Broadway Triangle	Brooklyn	BK01
09HPD022M	West 44th Street and Eleventh Avenue Rezoning (PS 51	Manhattan	MN04
07NYP003Q	Police Academy - College Point	Queens	QN07

Positive Declaration

08DME004X	Kingsbridge Armory	Bronx	BX07
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SCOPING

Draft Scope of Work

08DME004X	Kingsbridge Armory	Bronx	BX07
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Final Scope of Work

09DCP004M	53 West 53rd Street	Manhattan	MN05
09DCP007M	Western Rail Yard Project	Manhattan	MN04
09HPD019K	Broadway Triangle	Brooklyn	BK01
09HPD022M	West 44th Street and Eleventh Avenue Rezoning (PS 51	Manhattan	MN04
07NYP003Q	Police Academy - College Point	Queens	QN07

ENVIRONMENTAL IMPACT STATEMENT

Draft EIS and NOC

09DCP004M	53 West 53rd Street	Manhattan	MN05
09DCP007M	Western Rail Yard Project	Manhattan	MN04
08DME004X	Kingsbridge Armory	Bronx	BX07
07NYP003Q	Police Academy - College Point	Queens	QN07

Final EIS and NOC

05DCP020M	Fordham University Lincoln Center Master Plan	Manhattan	MN07
08DME004X	Kingsbridge Armory	Bronx	BX07

MISCELLANEOUS

Technical Memorandum

02DME006R	Seaview Senior Housing Community	
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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, 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 or 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.