



THE CITY RECORD

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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

CITY COUNCIL

■ HEARING

HEARING BY THE COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS

THE COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS WILL HOLD A HEARING ON WEDNESDAY, SEPTEMBER 21, 2011 AT 10:30 A.M. IN THE 16TH FLOOR COMMITTEE ROOM AT 250 BROADWAY, NEW YORK, NY 10007 ON THE FOLLOWING MATTERS:

Designation

- **Preconsidered-M**, Pursuant to §1303 of the New York City Charter, the Council of the City of New York will vote on the designation of Council Member Michael Nelson to serve as a member of the **New York City Waterfront Management Advisory Board**. Upon designation, Council Member Nelson will serve an undefined term.

Advice and Consent

- **M 638**, Communication from the Staten Island Borough President submitting the name of Rayann Besser for re-appointment as a member of the New York City Planning Commission pursuant to §§ 31 and 192(a) of the New York City Charter. Should Ms. Besser receive the advice and consent of the Council, she will serve the remainder of a five-year term that expires on June 30, 2016.

- **Preconsidered M**, Communication from the Mayor submitting the name of Deepthiman K. Gowda, M.D., for appointment as a member of the **New York City Board of Health** pursuant to §§ 31 and 553 of the New York City Charter. Should Dr. Gowda receive the advice and consent of the Council, he will fill a vacancy and be eligible to serve the remainder of a six-year term that expires on May 31, 2016.

- **Preconsidered M**, Communication from the Mayor submitting the name of Pamela Brier for re-appointment as a member of the **New York City Board of Health** pursuant to §§ 31 and 553 of the New York City Charter. Should Ms. Brier receive the advice and consent of the Council, she will be eligible to serve the remainder of a six-year term that expires on May 31, 2016.

- **Preconsidered M**, Communication from the Mayor submitting the name of Michael L. Goldblum for re-appointment as a member of the **New York City Landmarks Preservation Commission ("LPC")** pursuant to §§ 31 and 3020 of the New York City Charter. Should Mr. Goldblum receive the advice and consent of the Council, he will serve the remainder of a three-year term that expires on June 28, 2014.

- **Preconsidered M**, Communication from the Mayor

submitting the name of Elizabeth Ryan for re-appointment as a member of the **New York City Landmarks Preservation Commission ("LPC")** pursuant to §§ 31 and 3020 of the New York City Charter. Should Ms. Ryan receive the advice and consent of the Council, she will serve the remainder of a three-year term that expires on June 28, 2014.

- **M 635**, Communication from the Mayor submitting the name of Roland Lewis for appointment as a member of the **New York City Waterfront Management Advisory Board** pursuant to §§ 31 and 1303 of the New York City Charter. Should Mr. Lewis receive the advice and consent of the Council, he will be eligible to serve the remainder of a two-year term that expires on August 31, 2013.

- **M 637**, Communication from the Mayor submitting the name of Peggy Shepard for appointment as a member of the **New York City Waterfront Management Advisory Board** pursuant to §§ 31 and 1303 of the New York City Charter. Should Ms. Shepard receive the advice and consent of the Council, she will be eligible to serve the remainder of a three-year term that expires on August 31, 2014.

- **M 633**, Communication from the Mayor submitting the name of Paula Berry for appointment as a member of the **New York City Waterfront Management Advisory Board** pursuant to §§ 31 and 1303 of the New York City Charter. Should Ms. Berry receive the advice and consent of the Council, she will be eligible to serve the remainder of a one-year term that expires on August 31, 2012.

- **M 636**, Communication from the Mayor submitting the name of Andrew McGovern for appointment as a member of the **New York City Waterfront Management Advisory Board** pursuant to §§ 31 and 1303 of the New York City Charter. Should Mr. McGovern receive the advice and consent of the Council, he will be eligible to serve the remainder of a three-year term that expires on August 31, 2014.

- **M 634**, Communication from the Mayor submitting the name of Edward Kelly for appointment as a member of the **New York City Waterfront Management Advisory Board** pursuant to §§ 31 and 1303 of the New York City Charter. Should Mr. Kelly receive the advice and consent of the Council, he will be eligible to serve the remainder of a two-year term that expires on August 31, 2013.

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY

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

Michael M. McSweeney
City Clerk, Clerk of the Council

• s15-21

■ PUBLIC HEARINGS

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

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 9:30 A.M. on Thursday, September 15, 2011:

CAFÉ CONDESA

MANHATTAN CB - 2 20115790 TCM Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 183 Condechi Associates, LLC, d/b/a Café Condesa, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 183 West 10th Street.

M1-6/WEST 28TH STREET REZONING

MANHATTAN CB - 5 C 100063 ZMM Application submitted by 249 W 28th Street Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of Zoning Map Section No. 8d, by changing an M1-5 District to an M1-6 District property bounded by West 30th Street, a line 100 feet westerly of Fashion Avenue (7th Avenue), West 28th Street and a line 100 feet easterly of Eighth Avenue, as shown on a diagram (for illustrative purposes only), dated April 25, 2011, and subject to the conditions of CEQR Declaration E-276.

M1-6/WEST 28TH STREET REZONING

MANHATTAN CB - 5 C 100064 ZSM Application submitted by 249 W 28th Street Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended Public Parking Garage with a maximum capacity of 325 spaces on portions of the ground floor, cellar level and sub-cellular level of a proposed mixed-use development on property located at 241-251 West 28th Street a.k.a. 240-250 West 29th Street (Block 778, Lots 13, 16, 18 & 66), in an M1-6 District.

BROOKLYN BAY CENTER

BROOKLYN CB - 11 C 110047 ZMK Application submitted by Thor Shore Parkway Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 28a and 28c, changing from an M3-1 District to an M1-1 District property bounded by Leif Ericson Drive, a line 210 feet northwesterly of Bay 38th Street and its southwesterly prolongation, the U.S. Pierhead Line, and a line 525 feet northwesterly of Bay 38th Street and its southwesterly prolongation, as shown on a diagram (for illustrative purposes only) dated March 14, 2011 and subject to the conditions of CEQR declaration E-280.

BROOKLYN BAY CENTER

BROOKLYN CB - 11 C 110048 ZSK Application submitted by Thor Shore Parkway Developers, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment within a proposed 2-story commercial development on property located at 1752 Shore Parkway (Block 6491, Lots 207, 292, and 8900), in an M1-1 District, within a Large-Scale General Development.

BROOKLYN BAY CENTER

BROOKLYN CB - 11 C 110049 ZSK Application submitted by Thor Shore Parkway Developers, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-836 of the Zoning Resolution to modify the height and setback requirements of Section 62-341 (Developments on land and platforms), in connection with a proposed 2-story commercial development on property located at 1752 Shore Parkway (Block 6491, Lots 207, 292, and 8900), in an M1-1 District, within a Large-Scale General Development.

BROOKLYN BAY CENTER

BROOKLYN CB - 11 C 110050 ZSK Application submitted by Thor Shore Parkway Developers, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(c) of the Zoning Resolution to modify the height requirements of Section 42-543 (Height of signs), in connection with a proposed commercial development on property located at 1752 Shore Parkway (Block 6491, Lots 207, 292, and 8900), in an M1-1 District, within a Large-Scale General Development.

BROOKLYN BAY CENTER

BROOKLYN CB - 11 C 110051 ZSK Application submitted by Thor Shore Parkway Developers, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to

Section 74-512 of the Zoning Resolution to allow an unattended public parking garage with a maximum capacity of 690 spaces within a proposed 3-story parking garage and to permit some of such spaces to be located on the roof of such public parking garage, in connection with a proposed 2-story commercial development on property located at 1752 Shore Parkway (Block 6491, Lots 207, 292, and 8900), in an M1-1 District, within a Large-Scale General Development.

BROOKLYN BAY CENTER

BROOKLYN CB - 11 N 110052 ZAK
Application submitted by Thor Shore Parkway Developers, LLC, for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the design and area requirements of Section 62-56 (Requirements for Upland Connections); in connection with a proposed 2-story commercial development on property located at 1752 Shore Parkway, (Block 6491, Lots 207, 292, and 8900), in an M1-1 District, within a Large-Scale General Development.

M1-6D/WEST 28TH STREET REZONING

CITYWIDE N 110285 ZRY
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 to create a new zoning district, M1-6D, and to modify related Sections pertaining to the establishment of the new district; and to modify Appendix F to facilitate a new Inclusionary Housing designated area.

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

* * *

Article 1 General Provisions

Chapter 1 Title, Establishment of Controls and Interpretation of Regulations

* * *

11-122 Districts established

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:
* * *

Manufacturing Districts

* * *

M1-6 Light Manufacturing District (High Performance)
M1-6D Light Manufacturing District (High Performance)
M1-6M Light Manufacturing District (High Performance)

* * *

Chapter 5 Residential Conversion of Existing Non-Residential Buildings

* * *

15-012 Applicability within C6-1G, C6-2G, M1-5A, or M1-5B or M1-6D Districts

#Conversions# in #buildings#, or portions thereof, in C6-1G or C6-2G Districts shall be permitted only by special permit pursuant to Section 74-782 (Residential conversion within C6-1G, C6-2G, C6-2M, C6-4M, M1-5A, M1-5B, M1-5M and M1-6M Districts).

Except as specifically set forth in Sections 15-013 and 15-026, the provisions of this Chapter are not applicable in M1-5A or M1-5B Districts.

In M1-6D Districts, the conversion to #dwelling units# of non-residential buildings# erected prior to January 1, 1977, or portions thereof, shall be permitted subject to Sections 15-11 (Bulk Regulations), 15-12 (Open Space Equivalent) and 15-30 (Minor Modifications), paragraph (b), except as superseded or modified by the provisions of Section 42-481 (Residential uses).

* * *

Article II Residence District Regulations

Chapter 3 Bulk Regulations for Residential Buildings in Residence Districts

* * *

23-90 INCLUSIONARY HOUSING

* * *

23-954 Additional requirements for compensated developments

- (a) Height and setback in #Inclusionary Housing designated areas#
 - (1) In #Inclusionary Housing designated areas#, except within:
 - (i) #Special Mixed Use Districts#;
 - (ii) R10 Districts without a letter suffix; and
 - (iii) #large-scale general developments# in C4-7 Districts within the boundaries of Manhattan Community District 7, subject to the provisions of a restrictive declaration;
 - the #compensated development# must comply with the height and setback regulations of Sections 23-633 (Street wall location and height and setback regulations in certain districts) or 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts), as applicable.
 - (2) In #Inclusionary Housing designated

areas# within #Special Mixed Use Districts#, the #compensated development# must comply with the provisions of paragraphs (a) or (b) of Section 123-662 (All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations), as applicable. However, where the #Residence District# designation is an R6 District without a letter suffix, the #compensated development# must comply with the height and setback regulations of Section 23-633, regardless of whether the #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

* * *

Article IV Manufacturing District Regulations

Chapter 1 Statement of Legislative Intent

* * *

41-10 PURPOSES OF SPECIFIC MANUFACTURING DISTRICTS

- (a) joint living-work quarters for artists in M1-5A and M1-5B Districts;
- (b) dwelling units in M1-5M and M1-6M Districts; ~~and~~
- (c) dwelling units in M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, where authorized by the City Planning Commission, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development; ~~and~~
- (d) dwelling units in M1-6D Districts.

* * *

Chapter 2 Use Regulations

* * *

42-02 Residential Use

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, the #use# regulations governing M1 Districts shall apply, except that #residential uses# may be permitted by authorization of the City Planning Commission in accordance with the provisions of Section 42-47 (Residential Uses in M1-1D through M1-5D Districts), subject to the regulations of Sections 43-61 (Bulk Regulations for Residential Uses in M1-1D through M1-5D Districts) and 44-28 (Parking Regulations for Residential Uses in M1-1D through M1-5D Districts).

In the M1-1 District bounded by 95th Avenue, 148th Street, 97th Avenue and 147th Place in Community District 12 in the Borough of Queens, the #use# regulations of an M1 District shall apply, except that #residential use# is allowed subject to the #bulk# regulations of Section 43-01 (Applicability of this Chapter) and the #accessory# off-street parking regulations of Section 44-024 (Applicability of regulations in an M1-1 District in Community District 12 in the Borough of Queens).

In M1-6D Districts, #residences# shall be permitted in accordance with the #use# regulations set forth in Section 42-48, the #bulk# regulations set forth in Section 43-62, and the parking regulations applicable in C6-4 Districts as set forth in Article III, Chapter 6, and as modified, pursuant to 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).

* * *

42-10 USES PERMITTED AS-OF-RIGHT

* * *

42-131 M1-5A and M1-5B Districts

M1-5A M1-5B

The regulations governing M1 Districts shall apply in M1-5A and M1-5B Districts except where the special #use# regulations set forth in Section 42-14, paragraph D(D) (Special Uses in M1-5A and M1-5B Districts) provide otherwise.

* * *

42-133 Provisions for dwelling units in certain M1-5 or M1-6 Districts

- (a) In M1-5 and M1-6 Districts, except for M1-6D Districts, located within the rectangle formed by West 23rd Street, Fifth Avenue, West 31st Street, and Eighth Avenue, no new #dwelling units# shall be permitted. However, #dwelling units# which the Chairperson of the City Planning Commission determines were occupied on September 1, 1980 shall be a permitted #use# provided that a complete application to permit such #use# is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than June 21, 1983.

Such #dwelling units# shall comply with the

requirements of Sections 15-026 or 15-22, where applicable and with Section 15-23. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy on September 1, 1980, shall be deemed to permit #residential use# as-of-right for such #dwelling units#.

(b)

In M1-6 Districts located within the rectangle formed by West 35th Street, Fifth Avenue, West 40th Street and Sixth Avenue, no #dwelling units# shall be permitted, except that:

- (1) #dwelling units# which the Chairperson of the City Planning Commission determines were occupied on May 18, 1981 shall be a permitted #use# provided that a complete application to permit such #use# is filed by the owner of the #dwelling unit# or the occupant of the #dwelling unit# not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy shall be deemed to permit #residential use# as-of-right for such #dwelling unit#; ~~and~~

- (2) in any #building# for which an alteration application for #conversion# of #floor area# used for non-residential use# to #dwelling units# or for an #extension# or minor #enlargement# of existing #residential use#, was filed prior to May 18, 1981, #dwelling units# shall be permitted, provided that such alterations shall comply with the regulations in effect on the date of such filing. The right to #convert# to #dwelling units# or #extend# or #enlarge# existing #residential use# pursuant to the provisions of this subsection shall expire one year from July 23, 1981, unless a temporary or permanent certificate of occupancy has been issued.; ~~and~~
- (3) in M1-6D Districts, #residential use# shall be permitted as-of-right subject to the supplemental #use# regulations set forth in Section 42-48 (Supplemental Use Regulations in M1-6D Districts).
* * *

42-40

SUPPLEMENTARY USE REGULATIONS AND SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES

* * *

42-47

Residential Uses in M1-1D through M1-5D Districts

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, new #residences# or #enlargements# of existing #residences# may be permitted by authorization of the City Planning Commission provided the #zoning lot# existing on June 20, 1988, meets the criteria of paragraph (a), (b), or (c) of this Section.

* * *

42-48

Supplemental Use Regulations in M1-6D Districts

All permitted #uses# in M1-6D Districts, as set forth in Section 42-10 (USES PERMITTED AS-OF-RIGHT), shall comply with the provisions set forth in this Section, inclusive.

42-481 Residential use

#Residential use# shall be permitted in M1-6D Districts only in accordance with the provisions of this Section. For the purposes of this Section, a "qualifying #building#" shall be any #building# that existed on April 25, 2011, and which contained at least 40,000 square feet of #floor area# on such date.

(a)

Residential use as-of-right

#Residential use# shall be permitted as-of-right on any #zoning lot# that, on April 25, 2011, was not occupied by a qualifying #building#. Such absence of a qualifying #building# on the #zoning lot# shall be demonstrated to the satisfaction of the Department of Buildings.

(b)

Residential use by certification

#Residential use# shall be permitted on a #zoning lot# that, on April 25, 2011, was occupied by one or more qualifying #buildings#, only upon certification by the Chairperson of the City Planning Commission that the #zoning lot# will contain at least the amount of non-residential floor area# that existed within qualifying #buildings# on the zoning lot on April 25, 2011, provided that:

- (1) preservation of non-residential floor area# within existing non-qualifying #buildings# on the #zoning lot# shall not be counted toward meeting the requirements of this certification; and
- (2) #floor area# from #community facility uses# with sleeping accommodations shall not be counted toward meeting the requirements of this certification.

However, non-residential floor area# converted to residential# vertical circulation and lobby space need not be replaced as non-residential floor area#.

A restrictive declaration acceptable to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns to provide the amount of non-residential floor area# that existed within qualifying #buildings#

on April 25, 2011, on the #zoning lot#. Such restrictive declaration shall be recorded in the Office of the City Register. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a change in #use# from non-#residential# to #residential#, or for a new #building# containing #residences#.

42-482**Community facility uses**

The #community facility use# regulations applicable in M1 Districts shall not apply in M1-6D Districts. In lieu thereof, all #community facility uses# listed in Use Groups 3 and 4 shall be permitted, except that #community facilities# with sleeping accommodations shall only be permitted in accordance with paragraphs (a) or (b) of this Section, as applicable.

For the purposes of this Section, a "qualifying #building#" shall be any #building# that existed on April 25, 2011, and which contained at least 40,000 square feet of #floor area# on such date.

(a) #Community facilities# with sleeping accommodations shall be permitted as-of-right on any #zoning lot# that, on April 25, 2011, was not occupied by a qualifying #building#. Such absence of a qualifying #building# on the #zoning lot# shall be demonstrated to the satisfaction of the Department of Buildings.

(b) #Community facilities# with sleeping accommodations shall be permitted on a #zoning lot# that, on April 25, 2011, was occupied by one or more qualifying #buildings#, only upon certification by the Chairperson of the City Planning Commission that the zoning lot# will contain at least the amount of non-#residential floor area# that existed within qualifying #buildings# on the zoning lot on April 25, 2011, provided that:

- (1) preservation of non-#residential floor area# within existing non-qualifying #buildings# on the #zoning lot# shall not be counted toward meeting the requirements of this certification; and
- (2) #floor area# from #community facility uses# with sleeping accommodations shall not be counted toward meeting the requirements of this certification.

However, non-#residential floor area# converted to vertical circulation and lobby space associated with a #community facility# with sleeping accommodations need not be replaced as non-#residential floor area#.

A restrictive declaration acceptable to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns to provide the amount of non-#residential floor area# that existed within qualifying #buildings# on April 25, 2011, on the #zoning lot#. Such restrictive declaration shall be recorded in the Office of the City Register. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a change in #use# from non-#residential# to #community facility# with sleeping accommodations, or for a new #building# containing a #community facility# with sleeping accommodations.

(c)

On #narrow streets#, ground floor #community facility uses# shall be subject to the streetscape provisions set forth in Section 42-485 (Streetscape Provisions).

42-483**Commercial uses**

The #commercial use# regulations applicable in M1 Districts shall apply in M1-6D Districts, except:

(a) #Transient hotels# shall be allowed, except that #developments# or #enlargements# of #transient hotels# with greater than 100 sleeping units on #zoning lots# where #residential use# is permitted as-of-right, in accordance with paragraph (a) of Section 42-481, shall only be allowed upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal has been met for the area in which such #transient hotel# is located, as set forth in this paragraph, (a), or where such residential development goal has not been met, by special permit pursuant to Section 74-802 (In M1-6D Districts).

The residential development goal shall be met when at least 865 #dwelling units#, permitted pursuant to the provisions of Section 42-481 (Residential use), on #zoning lots# located within an area bounded by West 28th Street, West 30th Street, a line 100 feet west of Seventh Avenue, and a line 100 feet east of Eighth Avenue, have received temporary or final certificates of occupancy subsequent to [date of enactment].

(b)

Food stores, including supermarkets, grocery stores, and delicatessen stores, shall not be limited as to size of establishment.

(c)

On #narrow streets#, ground floor #commercial uses# shall be subject to special streetscape provisions, as set forth in Section 42-485 (Streetscape Provisions).

(d)

All #uses# listed in Use Group 10 shall be permitted without limitation, except as provided for in paragraph (c) of this Section.

42-484**Manufacturing uses**

In M1-6D Districts, the #manufacturing use# regulations

applicable in #Special Mixed Use Districts#, as set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive, shall apply.

**42-485
Streetscape Provisions**

On #narrow streets#, for #zoning lots# with #street# frontage of 50 feet or more, ground floor #uses# limited to Use Groups 6A, 6C, 7B, 8A, 8B, 9A, 10A, 12A and 12B shall have a depth of at least 30 feet from the #street wall# and shall extend along a minimum of 50 percent of the width of the #street# frontage of the #zoning lot#. The remainder of the #street# frontage of the #zoning lot# may be occupied by any permitted #uses#, lobbies, or entrances to parking spaces, except that lobbies shall be limited to a total width of 40 feet. No minimum 30 foot depth requirement shall apply where a reduction in such depth is necessary in order to accommodate a #residential# lobby or vertical circulation core. Enclosed parking spaces, or parking spaces covered by a #building#, including such spaces #accessory# to #residences#, shall be permitted to occupy the ground floor, provided they are located beyond 30 feet of the #street wall#.

For any #development# or #enlargement# that includes a ground floor #street wall#, each ground floor #street wall# occupied by #uses# listed in Use Groups 1 through 15, not including #dwelling units#, shall be glazed with transparent materials which may include show windows, transom windows or glazed portions of doors. Such transparency shall occupy at least 50 percent of the surface area of that portion of the ground floor #street wall# located between a height of two feet and 12 feet, or the height of the ground floor ceiling, whichever is higher, above the level of the adjoining sidewalk. The lowest point of any such required transparency shall not be higher than four feet above the level of the adjoining sidewalk, with the exception of transom windows, and the minimum width of any such required transparency shall be two feet. In addition, the maximum width of a portion of the ground floor level #street wall# without transparency shall not exceed ten feet. However, the transparency requirements of this Section shall not apply to that portion of the ground floor level #street wall# occupied by an entrance to a parking facility.

* * *

**42-50
SIGN REGULATIONS**

* * *

**42-59
Sign Regulations in M1-6D Districts**

In M1-6D Districts, #signs# are permitted subject to the signage regulations applicable in C6-4 Districts, as set forth in Section 32-60 (Sign Regulations), inclusive.

* * *

**Chapter 3
Bulk Regulations**

* * *

**43-01
Applicability of this Chapter**

* * *

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, the #bulk# regulations governing M1 Districts shall apply to #community facility#, #commercial#, and #manufacturing uses#, and the regulations of Section 43-61 (Bulk Regulations for Residential Uses in M1-1D through M1-5D Districts) shall apply to #residential uses# authorized pursuant to Section 42-47 (Residential Uses in M1-1D through M1-5D Districts). M1-6D Districts shall be subject to the #bulk# regulations set forth in Section 43-62 (Bulk Regulations in M1-6D Districts).

* * *

**43-12
Maximum Floor Area Ratio**

M1 M2 M3

In all districts, as indicated, for any #zoning lot#, the maximum #floor area ratio# shall not exceed the #floor area ratio# set forth in the following table, except as otherwise provided in the following Sections:

Section 43-121 (Expansion of existing manufacturing buildings)

Section 43-122 (Maximum floor area ratio for community facility buildings)

Section 43-13 (Floor Area Bonus for Public Plazas)

Section 43-14 (Floor Area Bonus for Arcades)

Section 43-15 (Existing Public Amenities for which Floor Area Bonuses Have Been Received)

Section 43-16 (Special Provisions for Zoning Lots Divided by District Boundaries)

Section 43-61 (Bulk Regulations for Residential Uses in M1-1D through M1-5D Districts)

Section 43-62 (Bulk Regulations in M1-6D Districts)

Any given #lot area# shall be counted only once in determining the #floor area ratio#.

Maximum Permitted #Floor Area Ratio#	Districts
1.00	M1-1
2.00	M1-2 M1-4 M2-1 M2-3 M3
5.00	M1-3 M1-5 M2-2 M2-4
10.00	M1-6

For #zoning lots# containing both #community facility use# and #manufacturing# or #commercial use#, the total #floor area# used for #manufacturing# or #commercial use# shall not exceed the amount permitted in the preceding table or by

the bonus provisions in Sections 43-13 or 43-14.

Notwithstanding any other provisions of this Resolution, the maximum #floor area ratio# in an M1-6 District shall not exceed 12.0.

* * *

43-122**Maximum floor area ratio for community facilities M1**

In the districts indicated, for any #community facility use# on a #zoning lot#, the maximum #floor area ratio# shall not exceed the #floor area ratio# set forth in the following table:

Maximum Permitted #Floor Area Ratio#	Districts
2.40	M1-1
4.80	M1-2
6.50	M1-3 M1-4 M1-5
10.00	M1-6

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, for any #zoning lot# containing both #residential use# and #community facility use#, the total #floor area# used for #residential use# shall not exceed the amount permitted in Section 43-61 (Bulk Regulations for Residential Uses in M1-1D through M1-5D Districts).

* * *

**43-13
Floor Area Bonus for Public Plazas**

M1-6

In the district indicated, except for M1-6D Districts, for each square foot of #public plaza# provided on a #zoning lot#, in accordance with the provisions of Section 37-70, inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section 43-12 (Maximum Floor Area Ratio) may be increased by six square feet.

43-14**Floor Area Bonus for Arcades**

M1-6

In the district indicated, except for M1-6D Districts, for each square foot of #arcade# provided on a #zoning lot#, the total #floor area# permitted on the #zoning lot# under the provisions of Section 43-12 (Maximum Floor Area Ratio) may be increased by three square feet. However, the provisions of this Section shall not apply to #zoning lots# that are both within 100 feet of the western #street line# of Seventh Avenue and between West 28th and West 30th Streets in the Borough of Manhattan.

* * *

**43-43
Maximum Height of Front Wall and Required Front Setbacks**

M1 M2 M3

In all districts, as indicated, if the front wall or any other portion of a #building or other structure# is located at the #street line# or within the #initial setback distance# as set forth in the following table, the height of such front wall or other portion of a #building or other structure#, except as otherwise set forth in this Section, shall not exceed the maximum height above #curb level# set forth in the following table. Above such maximum height and beyond the #initial setback distance#, the #building or other structure# shall not penetrate the #sky exposure plane# set forth in the following table.

The regulations of this Section shall apply except as otherwise provided in Sections 43-42 (Permitted Obstructions), 43-44 (Alternate Front Setbacks) or 43-45 (Tower Regulations). In M1-1 Districts, for #community facility buildings# the maximum height of a front wall shall be 35 feet or three #stories#, whichever is less, and the height above the #street line# shall be 35 feet, and in M1-4 Districts, for #community facility buildings#, the maximum height of a front wall shall be 60 feet or six #stories#, whichever is less.

For #zoning lots# in M1-6 Districts that are both within 100 feet of the western #street line# of Seventh Avenue and between West 28th and West 30th Streets in the Borough of Manhattan, the following #streetwall# regulations shall apply to #street# frontages not occupied by a #public plaza#. The #street wall# of a #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to a minimum height of 125 feet or the height of the #building#, whichever is less, and a maximum height of 150 feet. Above a height of 150 feet, no portion of a #building# may penetrate a #sky exposure plane# except for towers, pursuant to Section 43-45 (Tower Regulations). The #sky exposure plane# shall begin at a height of 150 feet above the #street line# and rise over the #zoning lot# at a slope of 5.6 feet of vertical distance for each foot of horizontal distance on a #wide street#, and at a slope of 2.7 feet of vertical distance for each foot of horizontal distance on a #narrow street#. The provisions of Section 43-44 (Alternate Front Setbacks) shall not apply. On the ground floor, recesses shall be permitted where required to provide access to the #building#, provided such recesses do not exceed three feet in depth as measured from the #street line#. Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#. However, no recesses shall be permitted within 20 feet of an adjacent #building# and within 30 feet of the intersection of two #street lines#.

* * *

43-61
Bulk Regulations for Residential Uses in M1-1D through M1-5D Districts

The following regulations shall apply to any #development# or #enlargement# authorized pursuant to Section 42-47 (Residential Uses in M1-1D through M1-5D Districts):

- (a) The total amount of #residential floor area# permitted on any #zoning lot# shall not exceed a #floor area ratio# of 1.65. On #zoning lots# containing both #residential use# and #community facility#, #manufacturing# or #commercial use#, the maximum #floor area# shall be the maximum #floor area# permitted for either the #commercial# or #manufacturing use# as set forth in Sections 43-12 (Maximum Floor Area Ratio) through 43-14 (Floor Area Bonus for Arcades), or the #community facility use# as set forth in Section 43-122 (Maximum floor area ratio for community facility buildings), or the #residential use# as set forth in this Section, whichever permits the greatest amount of #floor area#.
- On #zoning lots# containing both #residential use# and #manufacturing# or #commercial use#, the total #floor area# used for #manufacturing# or #commercial use# shall not exceed the amount permitted by Sections 43-12 through 43-14.
- (b) The maximum number of #dwelling units# shall equal the total #residential floor area# provided on the #zoning lot# divided by 675. Fractions equal to or greater than three quarters resulting from this calculation shall be considered to be one #dwelling unit#.
- (c) The maximum #building# height above #curb level# shall be 32 feet.
- (d) No such #development# or #enlargement# shall be permitted within 30 feet of the #rear lot line#.
- (e) The maximum distance from the #street line# to the #street wall# of such #development# shall be ten feet, unless modified by the Commission pursuant to Section 44-28 (Parking Regulations for Residential Uses in M1-1D through M1-5D Districts).
- (f) No #side yards# shall be required. However, if any open area extending along a #side lot line# is provided at any level it shall have a width of not less than eight feet. However, #enlargements# of #single-family# or #two-family residences# existing as of June 20, 1988, shall be exempt from this requirement, provided such #enlarged building# does not exceed a height of two #stories#.

* * *

43-62
Bulk Regulations in M1-6D Districts

43-621
Floor area regulations in M1-6D Districts

- (a) The maximum #floor area# ratio for #zoning lots# shall be 10.0, and no #floor area# bonuses shall apply, except as set forth in paragraph (b) of this Section.
- (b) In #Inclusionary Housing designated areas#

For M1-6D Districts mapped within an #Inclusionary Housing designated area#, the provisions of Section 23-90 (INCLUSIONARY HOUSING) applicable to R10 Districts without a letter suffix shall apply, as modified in this Section.

 - (1) For #zoning lots# that do not contain #residences#, the maximum #floor area ratio# shall be 10.0.
 - (2) The maximum base #floor area ratio# for #zoning lots# containing #residences# shall be 9.0 plus an amount equal to 0.25 times the non #residential floor area ratio# provided on the #zoning lot#, provided that such base #floor area ratio# does not exceed 10.0. Such #floor area ratio# may be increased to a maximum of 12.0 only through the provision of #lower income housing#, pursuant to Section 23-90 (INCLUSIONARY HOUSING), inclusive.

43-622
Maximum lot coverage in M1-6D Districts

Any #story# of a #building# containing #dwelling units# shall not exceed a maximum #lot coverage# of 70 percent for #interior# or #through lots# and 100 percent for #corner lots#. However, where any such level contains parking spaces or non #residential uses#, such level shall be exempt from #lot coverage# regulations.

43-623
Density in M1-6D Districts

The provisions of 35-40 (APPLICABILITY OF DENSITY REGULATIONS TO MIXED BUILDINGS) shall apply. The applicable factor shall be 790.

43-624
Height and setback in M1-6D Districts

In M1-6D Districts, the height and setback provisions of this Section shall apply to all #buildings#.

(a) **Rooftop regulations**

(1) **Permitted obstructions**

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures) may penetrate a maximum height limit or #sky exposure plane#, provided that either the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage; or the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet.

In addition, on #narrow streets#, a maximum base height or #sky exposure plane# may be penetrated, as follows:

(i) **Structural columns**

Structural columns may penetrate a maximum height limit or #sky exposure plane#, provided that such columns are one story or less in height, have a #street wall# no greater than 30 inches in width, and are spaced not less than 15 feet on center.

(ii) **Dormers**

(a) On any #street# frontage, the aggregate width of all dormers at the maximum base height shall not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. For each foot of height above the maximum base height, the aggregate width of all such dormers shall be decreased by one percent of the #street wall# width of the highest #story# entirely below the maximum base height.

(b) The aggregate width of dormers at the maximum base height facing the #rear yard line# or #rear yard equivalent# shall not exceed 60 percent of the length of wall of the #building# facing a #rear yard line# at the highest #story# entirely below the maximum base height. For each foot of height above the maximum base height, the aggregate width of all such rear dormers shall be decreased by one percent of the width of the #building# wall facing the #rear lot line#, at the level of the highest #story# entirely below the maximum base height.

Where two rear setbacks are provided as set forth in paragraph (b)(3)(ii) of this Section, the aggregate width of rear dormers, measured separately within each setback, shall not exceed 60 percent of the length of #building# wall facing a #rear yard line# at the highest #story# entirely below each rear setback. For each foot of height that a dormer is above the level of a setback, the aggregate width of dormers within such setback shall be decreased by one percent of the width of the highest #story# entirely below such setback.

In the case of a #through lot# on which a #rear yard equivalent# is provided, the requirements of this Section shall apply as if such #rear yard equivalent# were two adjoining #rear yards#.

(2) **Screening requirements for mechanical equipment**

For all #developments# and #enlargements#, and #conversions# of #nonresidential buildings# to #residences#, all mechanical equipment located on any roof of a #building# or other structure# shall be fully screened on all sides. However, no such screening requirements shall apply to water tanks.

(b) **Height and setback**

(1) **#Street wall# location**

The #street wall# shall be located on the #street line# and extend along the entire

#street# frontage of the #zoning lot# up to at least the minimum base height specified in paragraph (b)(2) of this Section. On the ground floor, recesses shall be permitted where required to provide access to the #building#, provided such recesses do not exceed three feet in depth as measured from the #street line#.

Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#. However, no recesses shall be permitted within 20 feet of an adjacent #building# and within 30 feet of the intersection of two #street lines#.

(2)

Base height
 On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 125 feet and a maximum base height of 150 feet.

On #narrow streets#, beyond 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 85 feet and a maximum base height of 125 feet.

As an alternative, the minimum and maximum base heights applicable to a #wide street# may apply along a #narrow street# to a distance of 100 feet from a #wide street#.

(3)

Required setbacks and maximum #building# heights

(i) **Along #wide streets#**

The provisions of this paragraph, (b)(3)(i), shall apply to #buildings#, or portions thereof, located on #wide streets# and on #narrow streets# within 100 feet of a #wide street#. The portion of such #building# above a height of 150 feet shall be set back from the #street wall# of the #building# at least 10 feet along a #wide street# and at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. The maximum height of such #buildings# shall be 290 feet. In addition, the gross area of each of either the highest two or three #stories# of such #building# shall not exceed 80 percent of the gross area of the #story# directly below such highest two or three #stories#.

(ii) **Along #narrow streets#**

The provisions of this paragraph, (b)(3)(ii), shall apply to #buildings#, or portions thereof, located on #narrow streets# beyond 100 feet of a #wide street#. No portion of such #building# or other structure# shall penetrate a #sky exposure plane# which begins at a height of 125 feet above the #narrow street line# and rises over the #zoning lot# with a slope of four feet of vertical distance for every foot of horizontal distance. The maximum height of such #buildings# shall be 210 feet. However, any portion of such #building# or other structure# that is located beyond 15 feet of the #street line# may penetrate such #sky exposure plane#, provided such portion does not exceed a height of 210 feet. In addition, the gross area of each of the top two #stories# of a #building# may not be greater than 80 percent of the gross area of the #story# directly below such top two #stories#. In addition, for #buildings# containing #residences#, no portion of such #building# exceeding a height of 125 feet shall be nearer to a #rear yard line# than ten feet. Alternatively, a pair of setbacks may be provided in accordance with the following:

(a)

a setback of five feet from the #rear yard line# shall be provided between a height of 85 feet and 125 feet; and

(b)

a setback of ten feet from the #rear yard line# shall be provided between a height of 125 and 165 feet.

However the heights of such setbacks shall be vertically equidistant from a height of 125 feet.

In the case of a #through lot# on which a #rear yard equivalent# is provided, the requirements of this Section shall apply as if such #rear yard equivalent# were two adjoining #rear yards#.

- (4) Maximum length of #building# wall. The maximum length of any #story# located entirely above a height of 150 feet shall not exceed 150 feet. Such length shall be measured in plan view by inscribing within a rectangle the outermost walls at the level of each #story# entirely above a level of 150 feet.

43-625 Courts in M1-6D Districts

Residential portions of #buildings# shall be subject to the court provisions applicable in R10 Districts as set forth in Section 23-80 (Court Regulations, Minimum Distance between Windows and Walls or Lot Lines and Open Area Requirements), inclusive.

* * *

Chapter 4 Accessory Off-Street Parking and Loading Regulations

* * *

44-022 Applicability of 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

Special regulations governing permitted or required #accessory# off-street parking are set forth in Article I, Chapter 3.

44-023 Applicability of regulations in M1-1D through M1-5D Districts

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, the parking regulations governing M1 Districts shall apply to #manufacturing#, #commercial# or #community facility uses#, and the regulations of Section 44-28 (Parking Regulations for Residential Uses in M1-1D through M1-5D Districts) shall apply to #residential uses# authorized pursuant to Section 42-47 (Residential Uses in M1-1D through M1-5D Districts).

44-024 Applicability of regulations in M1-6D Districts

In M1-6D Districts, the parking regulations governing M1 Districts shall apply to #commercial# and #manufacturing uses#. For #residential# and #community facility uses#, the parking regulations applicable in C6-4 Districts as set forth in Article III, Chapter 6, shall apply.

In addition, parking regulations shall be modified by Article 1, 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), as applicable.

44-024 44-025 Applicability of regulations in an M1-1 District in Community District 12 in the Borough of Queens

In the M1-1 District bounded by 95th Avenue, 148th Street, 97th Avenue and 147th Place in Community District 12 in the Borough of Queens, the #accessory# off-street parking regulations of an M1 District shall apply, except that the #accessory# off-street parking regulations for an R5 District set forth in Article II, Chapter 5, shall apply to #residential uses#.

* * *

44-28 Parking Regulations for Residential Uses in M1-1D through M1-5D Districts

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, the regulations of this Section shall apply to #residential uses# authorized pursuant to Section 42-47 (Residential Uses in M1-1D through M1-5D Districts).

* * *

52-46 Conforming and Non-conforming Residential Uses in M1-1D through M1-5D Districts

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, a #building# containing conforming or #non-conforming residential uses# may be #enlarged# and the #residential uses extended# thereby, provided that no non-#residential uses# exist above the level of the first #story# ceiling.

Such #enlargement# is subject to all of the following regulations:

- (1) There shall be no increase in the number of #dwelling units# in the #building# beyond the lawful number in existence on December 21, 1989.
- (2) The total amount of #residential floor area# in the #building# shall not exceed 500 square feet additional to the #residential floor area# in existence on December 21, 1989, or a #floor area ratio# of 1.65, whichever is less.
- (3) No #residential enlargement# shall be permitted within 30 feet of the #rear lot line#.
- (4) No #enlarged# portion shall exceed a height of 32 feet above #curb level#.
- (5) No #side yards# shall be required. However, if any open area extending along a #side lot line# is provided at any level it shall have a width of not less than eight feet. However, #enlargements# of #single-family# or #two-family residences#

existing as of June 20, 1988 shall be exempt from this requirement, provided such #enlarged building# does not exceed a height of two #stories#.

#Enlargements# in excess of those permitted above, and #enlargements# that create additional #dwelling units# may be permitted by authorization of the City Planning Commission, pursuant to the regulations of Sections 42-47 (Residential Uses in M1-1D through M1-5D Districts) and 42-48 (Supplemental Use Regulations in M1-6D Districts).

* * *

52-50 DAMAGE OR DESTRUCTION

* * *

52-53 Buildings or Other Structures in All Districts

* * *

52-531 Permitted reconstruction or continued use

In all districts, if any #building#, except a #building# subject to the provisions of Section 52-54 (Buildings Designed for Residential Use in Residence Districts), or of Section 52-56 (Multiple Dwellings in M1-D Districts), which is substantially occupied by a #non-conforming use# is damaged or destroyed by any means, including any demolition as set forth in Sections 52-50 et seq., to the extent of 50 percent or more of its total #floor area#, such #building# may either:

* * *

For the purposes of this Section, any #single-family# or #two family residence# located within an M1-1D, M1-2D, M1-3D, M1-4D, or M1-5D or M1-6D District and existing on June 20, 1988 shall be a conforming #use#.

* * *

52-56 Multiple Dwellings in M1-1D through M1-5D Districts

In the case of damage or destruction of less than 75 percent of the total #floor area# of a #nonconforming building# containing three or more #dwelling units# in an M1-1D, M1-2D, M1-3D, M1-4D or M1-5D District, such #building# may be repaired or reconstructed, and its #residential use# continued, subject to the following regulations:

- (a) there shall be no increase in the number of #dwelling units# in the #building# beyond the lawful number in existence prior to such damage and destruction; and
- (b) there shall be no increase to the pre-existing amount of #floor area# except as expressly provided in Section 52-46 (Conforming and Non-conforming Residential Uses in M1-D Districts).

#Enlargements# in excess of those permitted above, and #enlargements# that create additional #dwelling units# may be permitted by authorization of the City Planning Commission pursuant to the regulations of Section 42-47 (Residential Uses in M1-1D through M1-5D Districts).

* * *

52-62 Buildings Containing Residences in M1-1D through M1-5D Districts

In M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, vacant #floor area# in a #building# originally designed as #dwelling units# or #rooming units# may be occupied by a #residential use# provided that the requirements of either paragraph (a) or (b) are met.

* * *

74-80 Transient Hotels

74-80 74-801 Transient Hotels In R10H Districts

In R10H Districts, the City Planning Commission may permit #transient hotels#. Where a #building# in existence on December 15, 1961, is located on a #zoning lot#, a substantial portion of which is located in an R10H District and the remainder in a #Commercial District#, the Commission may also permit the #conversion# of specified #floor area# within such #building# from #residential use# to #transient hotel use# without regard to the #floor area#, supplementary #use# or density regulations otherwise applicable in the #Commercial District#. The Commission may also allow any subsequent #conversion# of such specified #floor area# to and from #residential# or #transient hotel use# to occur without further Commission approval, subject to the conditions of the special permit.

* * *

74-802 In M1-6D Districts

In M1-6D Districts, in areas that have not met the residential development goal set forth in paragraph (a) of Section 42-483 (Commercial uses), the City Planning Commission may permit #developments# or #enlargements# of #transient hotels# with greater than 100 sleeping units on #zoning lots# where #residential use# is permitted as-of-right, in accordance with Section 42-481 (Residential use), provided the Commission finds that:

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

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

* * *

APPENDIX F: Inclusionary Housing Designated Areas

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

Table of
Inclusionary Housing Designated Areas
by Zoning Map

Zoning Map	Community District	Maps of Inclusionary Housing Designated Areas
1d	Bronx CD 7	Map 1
3b	Bronx CD 4	Map 1
3c	Bronx CD 6	Map 1, Map 2, Map 3
3c	Bronx CD 7	Map 1
3d	Bronx CD 6	Map 2, Map 3, Map 4
5d	Manhattan CD 7	Map 1
6a	Manhattan CD 9	Map 1
6a	Manhattan CD 10	Map 1
6a	Manhattan CD 11	Map 1
6a	Bronx CD 1	Map 1
6a	Bronx CD 4	Map 1
6b	Manhattan CD 10	Map 1
6b	Manhattan CD 11	Map 1
8b	Manhattan CD 4	Map 1
8c	Manhattan CD 4	Map 2
8c	Manhattan CD 7	Map 2
8d	Manhattan C 4	Map 3, Map 4
8d	Manhattan CD 5	Map 1
8d	Manhattan CD 6	Map 1
8d	Queens CD 2	Map 3
9a	Queens CD 1	Map 1
9b	Queens CD 1	Map 2
9b	Queens CD 2	Map 1
9d	Queens CD 2	Map 1, Map 2
12a	Manhattan CD 1	Map 1
12c	Manhattan CD 3	Map 1
12c	Brooklyn CD 1	Map 1, Map 2
12d	Brooklyn CD 1	Map 2, Map 3
12d	Brooklyn CD 2	Map 1, Map 4
13a	Brooklyn CD 1	Map 1, Map 2
13b	Brooklyn CD 1	Map 2, Map 4
14d	Queens CD 8	Map 1
14d	Queens CD 12	Map 1
16b	Brooklyn CD 7	Map 2
16c	Brooklyn CD 2	Map 1, Map 2, Map 3
16c	Brooklyn CD 3	Map 1
16c	Brooklyn CD 6	Map 1
16d	Brooklyn CD 7	Map 1
16d	Brooklyn CD 14	Map 2
17a	Brooklyn CD 3	Map 1, Map 2
17b	Brooklyn CD 14	Map 2
22a	Brooklyn CD 7	Map 2
22c	Brooklyn CD 7	Map 2
22c	Brooklyn CD 14	Map 1, Map 2, Map 3
23a	Brooklyn CD 14	Map 2
28d	Brooklyn CD 13	Map 1

* * *

Manhattan, Community District 5

In the M1-6D Districts within the areas shown on the following Map 1:

Map 1



Map ___. Portion of Community District 5, Manhattan

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 11:00 A.M. on Thursday, September 15, 2011.

Designation (List No. 444/LP-2406) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Fisk-Harkness House, located at 12 East 53rd Street (Block 1288, Lot 63), as an historic landmark.

HARDENBROOK SOMARINDYCK HOUSE
MANHATTAN CB - 2 20125002 HKM (N 120005 HKM)
 Designation (List No. 444/LP-2439) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Hardenbrook Somarindyck House, located at 135 Bowery (Block 423, Lot 4), as an historic landmark.

154 WEST 14TH STREET BUILDING
MANHATTAN CB - 2 20125003 HKM (N 120004 HKM)
 Designation (List No. 444/LP-2419) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the 154 West 14th Street Building, (Block 609 , Lot 7), as an historic landmark.

CROWN HEIGHTS NORTH II HISTORIC DISTRICT
BROOKLYN CB - 8 20125004 HHK (N 120007 HKK)
 Designation (List No. 444/LP- 2361) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Crown Heights North II Historic District, as an historic district. The district boundaries are: bounded by a line beginning at the northwest corner of Block 1213 Lot 72 (1109 Bergen Street), extending southerly across Bergen Street to its southern curbline, westerly along the southern curbline of Bergen Street to a point formed by its intersection with a line extending northerly from the western property line of 1100 Bergen Street, southerly along said property line, easterly along the southern property lines of 1100 to 1108 Bergen Street, southerly along a portion of the western property line of 1110 Bergen Street (aka 715 St. Mark's Avenue, Block 1220, Lot 19) to a point formed by its intersection with a line extending westerly from the southwest corner of the northern building on Lot 19, easterly along said line, the southern building line of the northern building on Lot 19, and a line extending easterly to the western property line of 1120 Bergen Street, southerly along a portion of the western property line of 1120 Bergen Street, easterly along the southern curbline of St. Mark's Avenue, westerly along the southern curbline of St. Mark's Avenue to a point formed by its intersection with a line extending northerly from the western property line of 744 St. Mark's Avenue (aka 744-748 St. Mark's Avenue), southerly along the western property line of 744 St. Mark's Avenue (aka 744-748 St. Mark's Avenue), westerly along the northern property lines of 837 to 833 Prospect Place, northerly along the eastern property line of 827 Prospect Place, westerly along the northern property lines of 827 and 825 Prospect Place, northerly along eastern property line of 821-823 Prospect Place, westerly along the northern property line of 821-823 Prospect Place, southerly along the western property line of 819 Prospect Place and part of the northern property line of 817 Prospect Place, northerly along part of the eastern property line of 817 Prospect Place, westerly along part of the northern property line of 817 Prospect Place, westerly along the northern property line of 815 Prospect Place, southerly along the western property line of 815 Prospect Place, westerly along the northern property line of 809 Prospect Place, northerly along the eastern property line of 805 Prospect Place, westerly along the northern property lines of 805 and 801 Prospect Place, southerly along the western property line of 801 Prospect Place, southerly across Prospect Place to the southern curbline of Prospect Place, westerly along the southern curbline of Prospect Place to the eastern curbline of Nostrand Avenue, southerly along the eastern curbline of Nostrand Avenue to the northern curbline of Sterling Place, easterly along the northern curbline of Sterling Place to a point formed by its intersection with a line extending northerly from the western property line of 860 Sterling Place, southerly across Sterling Place and along the western property line of 860 Sterling Place, easterly along the southern property lines of 860 to 868 Sterling Place, southerly along the western property line of 857 St. John's Place, westerly along the northern property line of 853 St. John's Place, southerly along the western property line of 853 St. John's Place to its intersection with the northern curbline of St. John's Place, easterly along the northern curbline of St. John's Place to a point formed by its intersection with a line extending northerly from the western property line of 856 St. John's Place, southerly across St. John's Place and along the western property lines of 856 St. John's Place and 799 Lincoln Place, westerly along the northern property lines of 797 to 787 Lincoln Place (aka 767B-775 Nostrand Avenue) to the eastern curbline of Nostrand Avenue, southerly along the eastern curbline of Nostrand Avenue, southerly across Lincoln Place, southerly along the eastern curbline of Nostrand Avenue to the northern curbline of Eastern Parkway, easterly along the northern curbline of Eastern Parkway, easterly across New York Avenue to a point formed by its intersection with a line extending southerly from the eastern property line of 299 New York Avenue (aka 619 Eastern Parkway), northerly along the eastern property lines of 299 (aka 619 Eastern Parkway) to 291 New York Avenue, easterly along the southern property lines of 884 to 932 Lincoln Place, southerly along the western property line of 276 Brooklyn Avenue, easterly along the southern property line of 276 Brooklyn Avenue to the western curbline of Brooklyn Avenue, northerly along the western curbline of Brooklyn Avenue across Lincoln Place, St. John's Place, Sterling Place, and Park Place to a point formed by its intersection with a line extending easterly from the northern property line of 186 Brooklyn Avenue, westerly along the northern property line of 186 Brooklyn Avenue, southerly along the western property line of 186 Brooklyn Avenue, westerly along the northern property lines of 979 and 975

Park Place, northerly along the eastern property line of 963-973 Park Place and 940 Prospect Place, northerly across Prospect Place to the northern curbline of Prospect Place, westerly along the northern curbline of Prospect Place to a point formed by its intersection with a line extending southerly from the eastern property line of 895-905 Prospect Place (aka 800-810 St. Mark's Avenue), northerly along part of the eastern property line of 895-905 Prospect Place (aka 800-810 St. Mark's Avenue), easterly along part of the southern property line of 895-905 Prospect Place (aka 800-810 St. Mark's Avenue), northerly along part of the eastern property line of 895-905 Prospect Place (aka 800-810 St. Mark's Avenue), northerly across St. Mark's Avenue to the northern curbline of St. Mark's Avenue, westerly along the northern curbline of St. Mark's Avenue to a point formed by its intersection with a line extending southerly from the eastern property line of 777-785 St. Mark's Avenue (aka 1180 Bergen Street), northerly along the eastern property line of 777-785 St. Mark's Avenue (aka 1180 Bergen Street) to the southern curbline of Bergen Street, westerly along the southern curbline of Bergen Street to the eastern curbline of New York Avenue, northerly along the eastern curbline of New York Avenue to a point formed by its intersection with a line extending easterly from the northern property line of 110 New York Avenue (aka 110-120 New York Avenue and aka 1145-1155 Bergen Street), westerly across New York Avenue, westerly along the northern property line of 110 New York Avenue (aka 110-120 New York Avenue and aka 1145-1155 Bergen Street), westerly along the northern property lines of 1141 to 1131 Bergen Street, southerly along the western property line of 1131 Bergen Street, westerly along the northern property lines of 1127 to 1121 Bergen Street, northerly along the eastern property line of 1119 Bergen Street, westerly along the northern property line of 1119 Bergen Street, southerly along the western property line of 1119 Bergen Street, westerly along the northern property lines of 1117 to 1109 Bergen Street, to the point of beginning.

WALLABOUT HISTORIC DISTRICT
BROOKLYN CB - 2 20125021 HKK (N 120022 HKK)
 Designation (List No. 445/LP-2445) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Wallabout Historic District, as an historic landmark. The district boundaries are: bounded by a line beginning at the intersection of the eastern curbline of Vanderbilt Avenue and a line extending easterly from the southern property line of 132 Vanderbilt Avenue, continuing westerly along said line across the roadbed of Vanderbilt Avenue and along the southern property line of 132 Vanderbilt Avenue, northerly along the western property lines of 132 through 128 Vanderbilt Avenues, easterly along a portion of the northern property line of 128 Vanderbilt Avenue, northerly along the western property lines of 126 through 124 Vanderbilt Avenue, westerly along a portion of the southern property line of 118-122 Vanderbilt Avenue, northerly along the western property lines of 118-122 through 74 Vanderbilt Avenue, easterly along the northern property line of 74 Vanderbilt Avenue and continuing across the roadbed to the eastern curbline of Vanderbilt Avenue, northerly along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 69 Vanderbilt Avenue (aka 216 Park Avenue), easterly along said line and the northern property line of 69 Vanderbilt Avenue, southerly along the eastern property lines of 69 through 71 Vanderbilt Avenue, westerly along a portion of the southern property line of 71 Vanderbilt Avenue, southerly along the eastern property lines of 73 through 83 Vanderbilt Avenue, easterly along a portion of the northern property line of 85 Vanderbilt Avenue and the northern property line of interior lot 132, southerly along the eastern property lines of interior lots 132 through 128, westerly along the southern property lines of interior lot 128 and 93 Vanderbilt Avenue to the eastern curbline of Vanderbilt Avenue, southerly along said curbline to a point formed by its intersection with a line extending westerly from the northern property line of 117 Vanderbilt Avenue, easterly along said line and the northern property line of 117 Vanderbilt Avenue, southerly along the eastern property lines of 117 through 125 Vanderbilt Avenue, easterly along a portion of the northern property line of 127 Vanderbilt Avenue, southerly along the eastern property lines of 127 through 141 Vanderbilt Avenue, easterly along a portion of the northern property line of 143 Vanderbilt Avenue, southerly along the eastern property lines of 143 through 145 Vanderbilt Avenue, westerly along the southern property line of 145 Vanderbilt Avenue to the eastern curbline of Vanderbilt Avenue, northerly along said curbline to the point of the beginning.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 1:00 P.M. on Thursday, September 15, 2011:

ROCKAWAY FIREHOUSE

QUEENS CB - 14 C 110272 HAQ
 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 58-03 Rockaway Beach Boulevard (Block 15926 Lot 44, p/o Lot 100 and p/o Lot 200) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of a portion of such property (Block 15926, p/o Lot 100 and p/o Lot 200) to a developer to be selected by HPD;

to facilitate the rehabilitation of an existing two-story building for community facility use and accessory outdoor activity

space in the Borough of Queens, Community District 14. Proposal subject to Council review and action pursuant to the Urban Development Action Area Act, Article 16 of the New York General Municipal Law, at the request of the Department of Housing Preservation and Development ("HPD"), which requests that the Council:

1. Find that the present status of the listed areas tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes of Section 691 of the General Municipal Law;
2. Waive the area designation requirements of Section 693 of the General Municipal Law pursuant to said Section;
3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
4. Approve the project as Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law; and
5. Approve an exemption of the project from real property taxes pursuant to Section 696 of the General Municipal Law for Non-ULURP Number 20125065 HAK.

NO.	ADDRESS	BLOCK/LOT	BORO	PROGRAM	BOARD
0125065 HAK	386 Miller Avenue	3742/41	Brooklyn	Asset Control Area	05
	2406 Pacific Street	1444/15			16

s9-15

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 21, 2011 at 10:00 A.M.

BOROUGH OF BROOKLYN
Nos. 1 & 2
SPECIAL 4TH AVENUE ENHANCED COMMERCIAL DISTRICT
No. 1
CDs 2, 6 & 7
C 110386 ZMK
IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 16c & 16d, by establishing a Special Fourth Avenue Enhanced Commercial District (EC) bounded by a line midway between Atlantic Avenue and Pacific Street, 4th Avenue, Pacific Street, a line 100 feet southeasterly of 4th Avenue, President Street, a line 150 feet southeasterly of 4th Avenue, the northeasterly boundary line of James J. Byrne Memorial Park and Playground, a line 100 feet southeasterly of 4th Avenue, 24th Street, 4th Avenue, Prospect Avenue, a line 100 feet northwesterly of 4th Avenue, 6th Street, 4th Avenue, Douglass Street, and a line 100 feet northwesterly of 4th Avenue, Borough of Brooklyn, Community Districts 2, 6 and 7, as shown on a diagram (for illustrative purposes only) dated June 20, 2011.

No. 2
CD 2, 6, 7
N 110387 ZRK
IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article I, Chapters I, II and IV, and Article XIII, Chapter 2, to establish the Special Fourth Avenue Enhanced Commercial District.

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

Article I: General Provisions

Chapter 1

Title, Establishment of Controls and Interpretation of Regulations

* * *

11-12

Establishment of Districts

* * *

11-122

Districts established

* * *

Special Purpose Districts

Establishment of the Special 125th Street District

* * *

Establishment of the Special Fourth Avenue Enhanced Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 2, the #Special Fourth Avenue Enhanced Commercial District# is hereby established.

* * *

Chapter 2 - Construction of Language and Definitions

* * *

12-10

Definitions

* * *

Special 125th Street District

* * *

Special Fourth Avenue Enhanced Commercial District

The "Special Fourth Avenue Enhanced Commercial District" is a Special Purpose District designated by the letters "EC" in which special regulations set forth in Article XIII, Chapter 2 apply.

* * *

Chapter 4 - Sidewalk Café Regulations

14-44
Special Zoning Districts Where Certain Sidewalk Cafes are Permitted
 #Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

Brooklyn	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
----------	--------------------------	----------------------------

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

* #Sidewalk cafes# are not allowed on Ocean Parkway

* * *

Article XIII: Special Purpose Districts

Chapter 2 **Special Fourth Avenue Enhanced Commercial District**

ALL TEXT IN ARTICLE XIII, CHAPTER 2 IS NEW

132-00 **GENERAL PURPOSES**

The #Special Fourth Avenue Enhanced Commercial District#, in the Borough of Brooklyn, established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to enhance the character of the area by ensuring that ground floor space within buildings is occupied by establishments that promote a lively and engaging pedestrian experience along Fourth Avenue;
- (b) to limit the number of curb cuts along Fourth Avenue in order to minimize conflicts between vehicles and pedestrians; and
- (c) to promote the most desirable use of land in the area and thus preserve, protect and enhance the value of land and buildings and thereby protect City tax revenues.

132-01 **Definitions**

Ground floor level

For the purposes of this Chapter, "ground floor level" shall mean a #building's# lowest #story# located within 30 feet of the Fourth Avenue #street wall# of the #building#.

132-10 **GENERAL PROVISIONS**

The provisions of this Chapter shall apply to all #buildings# with Fourth Avenue #street# frontage.

The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

132-20 **SPECIAL USE REGULATIONS**

The special #use# regulations of this Section shall apply to the Fourth Avenue #street walls# of #developments# and to #buildings enlarged# on the #ground floor level#, where such #ground floor level# fronts upon Fourth Avenue. For #buildings# fronting along multiple #streets#, the required percentage of #ground floor level street wall# allocated to certain #uses#, as set forth in this Section, shall apply only to the portion of the #building's ground floor level# fronting upon Fourth Avenue.

The following shall be exempt from the #use# provisions of this Section:

- (a) #buildings# located in #Commercial Districts# on a #zoning lot# with a width of less than 20 feet, as measured along the Fourth Avenue #street line#, provided such #zoning lot# existed on (date of adoption); and
- (b) any #community facility building# used exclusively for either a #school#, as listed in Use Group 3, or a house of worship, as listed in Use Group 4.

132-21 **Special Ground Floor Level Use Requirements in**

Commercial Districts

In #Commercial Districts#, the following #use# provisions shall apply to the #ground floor level# of a #building#. In addition to these provisions, permitted #uses# shall comply with the provisions of Sections 132-30 (SPECIAL TRANSPARENCY REGULATIONS), and 132-40 (SPECIAL PARKING REGULATIONS).

- (a) Mandatory #commercial uses# for a portion of the #ground floor level#
 - Mandatory #commercial use# regulations shall apply to an area of a #building's ground floor level# defined by an aggregate width equal to at least 50 percent of a #building's# Fourth Avenue #street wall# and a depth equal to at least 30 feet, as measured from the Fourth Avenue #street wall#. Such an area on the #ground floor level# shall be occupied by #commercial uses# listed in Use Groups 5, 6A, 6C excluding banks and loan offices, 7B, 8A, 8B, or 9A.
- (b) Remaining portion of #ground floor level#
 - The remaining portion of the #ground floor level# shall be occupied by any non-residential use# permitted by the underlying district regulations, except that:
 - (1) #residential# lobbies, and an associated vertical circulation core shall be permitted in such remaining area, provided that the #street wall# width of such lobbies shall not exceed 25 feet, as measured along the Fourth Avenue #street line#. In addition, the 30 foot depth requirement for #commercial uses# pursuant to paragraph (a) of this Section
 - (2) may be encroached upon where necessary to accommodate a vertical circulation core associated with such #residential# lobby; and
 - (3) off-street parking spaces and entrances to such spaces shall comply with the provisions of Section 132-40 (SPECIAL PARKING REGULATIONS).
- (c) Location of #ground floor level#
 - The finished floor of the #ground floor level# shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjacent Fourth Avenue public sidewalk.

132-22 **Special Ground Floor Level Use Requirements in Residence Districts**

In #Residence Districts#, all #uses# permitted by the underlying district regulations are permitted on the #ground floor level#, provided such #uses# comply with the provisions of Sections 132-30 (SPECIAL TRANSPARENCY REGULATIONS), where applicable, and 132-40 (SPECIAL PARKING REGULATIONS).

132-30 **SPECIAL TRANSPARENCY REGULATIONS**

The special transparency regulations of this Section shall apply to the Fourth Avenue #street walls# of #developments# and to portions of #buildings enlarged# on the #ground floor level#, where such #ground floor level# fronts upon Fourth Avenue. For #buildings# fronting along multiple #streets#, the required percentage of #ground floor level street wall# allocated to transparent materials, as set forth in this Section, shall apply only to the portion of the #building's ground floor level# fronting upon Fourth Avenue.

The following shall be exempt from the transparency provisions of this Section:

- (a) #buildings# located in #Residence Districts# where the #ground floor level# of such #buildings# contains #dwelling units# or #rooming units#;
- (b) #buildings# located in #Commercial Districts# on a #zoning lot# with a width of less than 20 feet, as measured along the Fourth Avenue #street line#, provided such #zoning lot# existed on (date of adoption); and
- (c) any #community facility building# used exclusively for either a #school# or a house of worship.

132-31 **Special Ground Floor Level Transparency Requirements**

The #ground floor level street wall# shall be glazed with transparent materials which may include show windows, transom windows or glazed portions of doors, provided such transparent materials have a minimum width of two feet. Such transparency shall occupy at least 50 percent of the surface area of each such #ground floor level street wall# between a height of two feet, and 12 feet, or the height of the ground floor ceiling, whichever is higher as measured from the adjoining sidewalk. The lowest point of any transparency that is provided to satisfy the requirements of this Section shall not be higher than four feet above the #curb level#, with the exception of transom windows, or portions of windows separated by mullions or other structural dividers. In addition, the maximum width of a portion of the #ground floor level street wall# without transparency shall not exceed ten feet.

However, where an entrance to an off-street parking facility is permitted on Fourth Avenue in accordance with the provisions of Section 132-42 (Special Curb Cut Requirements), the transparency requirements of this Section shall not apply to the portion of the #ground floor level street wall# occupied by such entrance.

132-40 **SPECIAL PARKING REGULATIONS**

The provisions of this Section shall apply to all #buildings# with Fourth Avenue #street# frontage.

132-41

Special Location of Parking Spaces Requirements

All off-street parking spaces shall be located within a #completely enclosed building#.

Enclosed, off-street parking spaces shall be permitted on the ground floor of a #building# only where they are located beyond 30 feet of such #building's# Fourth Avenue #street wall#. Entrances to such spaces along Fourth Avenue shall be permitted only where a curb cut is allowed in accordance with the provisions of Section 132-42 (Special Curb Cut Requirements).

132-42

Special Curb Cut Requirements

For #zoning lots# with frontage along Fourth Avenue and another #street#, curb cuts accessing off-street parking spaces shall not be permitted along Fourth Avenue.

Curb cuts accessing off-street parking spaces shall be permitted on Fourth Avenue only where such curb cut is located on a #zoning lot# that:

- (a) is an #interior lot# fronting along Fourth Avenue;
- (b) existed on (date of adoption);
- (c) has a width of at least 60 feet, as measured along the Fourth Avenue #street line#; and
- (d) has a #lot area# of at least 5,700 square feet.

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

s6-21

CIVILIAN COMPLAINT REVIEW BOARD

PUBLIC MEETING

The Civilian Complaint Review Board's monthly public meeting has been scheduled for **Wednesday, September 21, 2011 at 10:00 A.M.** at 40 Rector Street, 2nd Floor, New York, NY 10006.

If you wish to attend the meeting and have limited English proficiency, the CCRB can provide an interpreter. Please contact Marcos Soler on (212) 442-8736 prior to the date of the meeting if you need this service.

s15-20

COMMUNITY BOARDS

PUBLIC HEARINGS

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 12 - Monday, September 19, 2011 at 7:00 P.M., 5910 13th Avenue, Brooklyn, NY

BSA# 13-09-BZ

5611 21st Avenue
 The applicant Congregation Tehilos Yitzehok, a non-profit religious institution is requesting a reopening of BSA #13-09-BZ ("the prior grant") to allow an amendment to previously approved zoning variance; the proposed amendment to this prior Board of Standards and Appeals grant would allow modifications of the approved plans for a new house of worship and accessory rectory.

s13-19

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 13 - Wednesday, September 21, 2011, 7:00 P.M., Coney Island Hospital, 2nd Floor (Auditorium), 2601 Ocean Parkway, Brooklyn, NY

Public Hearing on proposed Capital and Expense items for inclusion in Budget Requests for FY 2013.

s15-21

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 10 - Monday, September 19, 2011, 7:15 P.M., Shore Hill Community Room, 9000 Shore Road, Brooklyn, NY

Renewal of revocable consent to operate an enclosed sidewalk cafe with 11 tables and 30 seats at 8622 Third Avenue on the northwest corner of 87th Street.

s14-19

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 20, 2011 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.

BINDING REPORT

BOROUGH OF QUEENS 12-3238 - Block 5917, lot 1- Buildings 129, 305, 306, 307, 308, 310, 312, 314, 315, 316, 317, 318 and 413 - Fort Totten Historic District A Utilitarian style torpedo storehouse with Colonial Revival style details built in 1871-79, a Colonial Revival style officer's house built in 1905-10 and 1933, a Queen Anne style laboratory built in 1882-83 and converted to housing in 1910 and a neo-Georgian style YMCA building built in 1926-27. Application is to replace the slate roofs. Community District 11.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-1799 - Block 195, lot 7-396 Broadway - Tribeca East Historic District A Renaissance Revival-style office building designed by William H. Birkmire and built in 1899. Application is to construct rooftop addition, install storefront infill, and alter the facade. Zoned C6-2A. Community District 1.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-4394 - Block 175, lot 8-88 Franklin Street - Tribeca East Historic District A neo-Grec style store and loft building designed by Isaac W. How and William P. Draper, and built in 1881-83. Application is to construct a rooftop addition. Zoned C6-2A. Community District 1.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 09-4750 - Block 214, lot 6-407-411 Greenwich Street - Tribeca West Historic District A utilitarian store and loft building with Italianate style elements, designed by John M. Forster, and built in 1867. Application is to construct rooftop additions and to install new storefront infill. Zoned C6-2A. Community District 1.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-0136 - Block 591, lot 51-61 Grove Street, aka 76 Christopher Street - Greenwich Village Historic District An apartment building designed by Franklin Baylies and built on 1890. Application is to legalize installation of storefront infill in non-compliance with COFA 03-1720. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-2891 - Block 631, lot 37-711 Greenwich Street - Greenwich Village Historic District A warehouse built in 1945. Application is to install a barrier-free access ramp. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-6138 - Block 590, lot 33-5 Cornelia Street - Greenwich Village Historic District Extension II A Colonial Revival style tenement building designed by George Keister and built in 1890. Application is to construct a rear yard addition. Zoned R6. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-1669 - Block 591, lot 45-327 Bleecker Street - Greenwich Village Historic District A building originally constructed as two-story house in 1832-33, and altered in the 19th and 20th centuries. Application is to alter the facade, install storefront infill, replace windows, install rooftop mechanical equipment, and relocate sidewalk pavers. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-3229 - Block 510, lot 45-295 Lafayette Street - Puck Building- Individual Landmark A Romanesque Revival style commercial building designed by Albert Wagner and built in 1885-86. Application is to construct rooftop additions. Zoned C6-3. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-8515 - Block 530, lot 5-678 Broadway - NoHo Historic District A Renaissance Revival style store and warehouse building designed by D. & J. Jardine and constructed in 1874-75. Application is to remove vault lights and bluestone paving, and install a new sidewalk. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-3076 - Block 530, lot 7506-344 Bowery - NoHo Historic District Extension A Renaissance Revival style store and loft building designed by Frank Wennemer and built in 1892-93. Application is to install storefront infill. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-2892 - Block 544, lot 38-38-50 Cooper Square - NoHo Historic District A row of Italianate style dwellings altered by Fritz Nathan in 1960. Application is to alter the front facade, install storefront infill, install a marquee, and relocate an existing flagpole. Zoned M1-5B. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-2826 - Block 482, lot 16-72 Spring Street, aka 65-73 Crosby Street - SoHo-Cast Iron Historic District Extension A loft building designed by Charles I. Berg and building in 1907-08. Application is to install storefront infill. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-3192 - Block 511, lot 15-598 Broadway, aka 132 Crosby Street - SoHo-Cast Iron Historic District A mercantile building designed by Robert Maynicke and built in 1897-1898. Application is to install a painted wall sign. Zoned M1-5B. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-2485 - Block 644, lot 43-22 Little West 12th Street - Gansevoort Mark Historic District A neo-Georgian stable building designed by John M. Baker, and built in 1908-09. Application is to establish a master plan governing the installation of painted wall signs. Zoned M1-5. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-2103 - Block 1381, lot 48-34 East 67th Street - Upper East Side Historic District A rowhouse built in 1877-78, and altered in the neo-French Classic style in 1910 by S.E. Gage. Application is to install a flagpole and artwork. Community District 8.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-1730 Block 1407, lot 26-155 East 72nd Street - Upper East Side Historic District Extension A Renaissance Revival and Colonial Revival style apartment building, constructed in 1920s. Application is to replace windows. Community District 8.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-1213 - Block 1492, lot 6-3 East 80th Street - Metropolitan Museum Historic District A French Beaux-Arts style residence designed by Welch, Smith, and Provost and built in 1898-99. Application is to legalize the installation of areaway fence, windows, and security grilles in non-compliance with COFA 98-6801. Community District 8.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 12-3568 - Block 253, lot 17-265 Hicks Street - Brooklyn Heights Historic District An Anglo-Italianate style house built in 1861-1879. Application is to construct a rooftop addition, install a balcony and alter openings. Zoned R6-LH1. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 12-2562 - Block 219, lot 14-46 Willow Street - Brooklyn Heights Historic District A Greek Revival-style house built in 1841. Application is to construct dormers, alter window openings, and construct a new balcony and deck. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 12-2814 - Block 267, lot 18-31 Sidney Place - Brooklyn Heights Historic District A Greek Revival style brick rowhouse built in 1846. Application is to construct a new stoop and barrier-free access ramp. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 12-2526 - Block 1959, lot 19-405 Clermont Avenue - Fort Greene Historic District An Italianate style rowhouse built c.1869. Application is to legalize the installation of entrance doors and stoop railings without Landmarks Preservation Commission permits. Community District 3.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 11-5039 - Block 42, lot 11-231 Front Street - Vinegar Hill Historic District An Early 20th century Commercial style factory building, designed by William B. Tubby, and built in 1908. Application is to alter the façade, rebuild entrance stairs, and install a canopy. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 12-2898 - Block 1067, lot 37-878 President Street - Park Slope Historic District A late Romanesque Revival style rowhouse with Queen Anne details designed by Albert E. White and built in 1889. Application is to demolish a rear yard addition, and construct rooftop additions. Community District 6.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 11-0148 - Block 224, lot 2-113 Columbia Heights - Brooklyn Heights Historic District A Greek Revival style rowhouse built c. 1837-40. Application is to modify a stair bulkhead constructed without Landmarks Preservation Commission permits. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 11-7865 - Block 20, lot 6-25 Jay Street, aka 19-27 Jay Street - DUMBO Historic District A Renaissance Revival style factory building designed by Flemer & Koehler and built in 1892. Application is to construct a rooftop addition and replace windows. Zoned MX-2/R-8A. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 12-3332 - Block 235, lot 60-156 Hicks Street - Brooklyn Heights Historic District An eclectic style house built in 1861-79. Application is to modify a bay window and install a deck. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 12-3568 - Block 253, lot 17-265 Hicks Street - Brooklyn Heights Historic District An Anglo-Italianate style house built in 1861-1879. Application is to construct a rooftop addition, install a balcony and alter openings. Zoned R6-LH1. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 12-2562 - Block 219, lot 14-46 Willow Street - Brooklyn Heights Historic District A Greek Revival-style house built in 1841. Application is to construct dormers, alter window openings, and construct a new balcony and deck. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 12-2550 - Block 1951, lot 8-71 St. James Place - Clinton Hill Historic District An Italianate style rowhouse designed by William B. Nichols, and built in 1868. Application is to remove a window at the rear elevation and install a door and metal railings. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 12-3410 - Block 951, lot 5-185 6th Avenue - Park Slope Historic District A late Italianate style rowhouse designed by George White and built in 1874. Application is to legalize the replacement of stoop railings without Landmarks Preservation Commission permits. Community District 6.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 12-2638 - Block 1228, lot 34-834 St. Mark's Avenue - Crown Heights North Historic District A semi-attached Georgian style house designed by Slee & Bryson and built in 1919. Application is to install a barrier-free access lift and construct a rear addition. Zoned R6. Community District 8.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-6744 - Block 146, lot 18-142 Duane Street - Tribeca South Historic District An Italianate style store and loft building built in 1860. Application is to construct a pergola on the roof. Community District 1.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 11-8691 - Block 136, lot 7-46 Warren Street - Tribeca South Historic District Extension An Italianate style store and loft building designed by Samuel Warner, and built c. 1854. Application is to construct an elevator bulkhead. Community District 1.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-3741 - Block 214, lot 4-403 Greenwich Street - Tribeca West Historic District A mid-20th-century commercial style building designed by Moore and Landsiedel and built in 1947. Application is to demolish the building and construct a new building. Zoned C6-2A (TMU). Community District 1.

BINDING REPORT

BOROUGH OF MANHATTAN 12-3672 - Block 73, lot 2-84 South Street - South Street Seaport Historic District A utilitarian service building. Application is to enlarge and reclad the existing structure. Zoned C2-8. Community District 1.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-2135 - Block 231, lot 1-301 Canal Street - SoHo-Cast Iron Historic District A two-story commercial building built c.1955. Application is to replace a storefront, security gate and signage installed without Landmarks Preservation Commission permits. Community District 2.

CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 12-3517 - Block 568, lot 9-12 East 11th Street - Greenwich Village Historic District

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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 27, 2011 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 BROOKLYN 12-0238 - Block 2113, lot 13 and 14-121-123 Fort Greene Place - Brooklyn Academy of Music Historic District A pair of adjacent rowhouses built in 1857. Application is to construct stoops and rooftop additions, demolish existing rear yard additions, and construct new rear yard additions. Zoned R6B. Community District 2.

An Italianate style rowhouse built in 1852. Application is to construct a rear yard addition and install lot line windows. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 12-2157 - 572, lot 3-406 6th Avenue - Greenwich Village Historic District
A building originally built as a rowhouse in 1839, and altered in 1896 and 1902 with the addition of a sheetmetal facade with Classical Revival style details. Application is to install signage. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 12-2266 - Block 633, lot 37-703-707 Washington Street, aka 145 Perry Street - Greenwich Village Historic District
A two-story stucco building, used as a freight loading station since 1938. Application is to demolish the building and construct four new buildings. Zoned C1-6A. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 12-3760 - Block 1287, lot 69-2-4 East 52nd Street - The Morton and Nellie Plant House - Individual Landmark
An Italianate style townhouse designed by Robert W. Gidson and built in 1905. Application is to modify storefront infill and construct a rooftop addition. Zoned C5-3. Community District 5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 12-0176 - Block 1170, lot 1-390 West End Avenue - Apthorp Apartments - Individual Landmark
An Italian Renaissance style apartment building designed by Clinton and Russell and built in 1906-08. Application is to create a new door opening. Community District 7.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 12-3576 - Block 1244, lot 26-326 West 80th Street - Riverside Drive - West 80th -81st Street Historic District
An Elizabethan Renaissance Revival style town house designed by Clarence True and built in 1898-99. Application is to alter the rear facade and remove special windows. Community District 7.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-6843 - Block 1196, lot 35-227 Central Park West, aka 2 West 83rd Street - Upper West Side/Central Park West Historic District
A Renaissance Revival style flats building with neo-Grec and Queen Anne style elements designed by Thom & Wilson and built in 1888-89. Application is to legalize telecom antennas installed in non-compliance with Miscellaneous Amendment 04-2838 and to install additional antennas. Community District 7.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 12-2790 - Block 1227, lot 36-416 Amsterdam Avenue - Upper West Side/Central Park West Historic District
A Renaissance Revival style tenement building designed by Charles See, and built in 1895. Application is to install new storefront infill and signage. Community District 7.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 12-3185 - Block 1170, lot 142-220 West 79th Street - Upper West Side/Central Park West Historic District
A Renaissance Revival style rowhouse designed by Thom and Wilson and built in 1894. Application is to construct a rear yard addition. Zoned R10A. Community District 7.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-4731 - Block 1505, lot 33-75 East 93rd Street - (former) George F. Baker House - Individual Landmark
A modified Federal style residence designed by Delano & Aldrich and built in 1917-18. Application is to install telecom antennas. Community District 8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-9003 - Block 1399, lot 20-851 Lexington Avenue - Upper East Side Historic District Extension
An altered neo-Grec style rowhouse designed by Robert H. Coburn, and built in 1880-81. Application is to modify storefront infill installed without Landmarks Preservation Commission permits. Community District 8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-4803 - Block 1831, lot 33-1912 7th Avenue - First Corinthian Baptist Church (Regent Theater) - Individual Landmark
A Renaissance Revival style theatre building designed by Thomas W. Lamb and built in 1912-1913. Application is to install telecom antennas. Community District 10.

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Street, 6th Floor, New York, N.Y. 10006, on the following matters:

SPECIAL ORDER CALENDAR**672-65-BZ**

APPLICANT – Joseph Pell Lombardi, for Earth Pledge Fund, owner.
SUBJECT – Application July 20, 2011 – Extension of Term for the continued use of UG6 offices on three floors of a five story residential building which expired on November 13, 2004; Waiver of the Rules. R8B zoning district.

PREMISES AFFECTED – 122 East 38th Street, south side of East 38th Street, 139'5" west of the corner, Block 893, Lot 78, Borough of Manhattan.

COMMUNITY BOARD #6M**224-66-BZ**

APPLICANT – Peter Hirshman, for Building Management Co., Inc., owner; Champion Parkind Corp., lessee.
SUBJECT – Application July 8, 2011 – Extension of Term for the continued use of transient parking in a multiple dwelling building which expired on June 14, 2011. R8B zoning district.
PREMISES AFFECTED – 325-335 East 49th Street, aka 328-334 East 50th Street, northside of East 49th Street, 262.33' west of First Avenue, Block 1342, Lot 12, Borough of Manhattan.

COMMUNITY BOARD #6M**269-98-BZ**

APPLICANT – Mothiur Rahman, for Fordham Zone Realty LLC, owner.
SUBJECT – Application August 24, 2011 – Extension of Time to obtain a Certificate of Occupancy for a previously granted Variance (§72-21) for the construction of a two-story building with UG6 commercial use which expired on August 25, 2011. R8 zoning district.
PREMISES AFFECTED – 70 East 184th Street, Southwest corner of East 184th Street and Morris Avenue, Block 3183, Lot 42, Borough of Bronx.

COMMUNITY BOARD #5BX**APPEALS CALENDAR****50-11-A**

APPLICANT – Steven Bennett, Esq., for Premchand Paraq and Vadewattie Paraq, owners.
SUBJECT – Application April 15, 2011 – Appeal seeking a common law vested to continue development under prior zoning district. R4-1 zoning district.
PREMISES AFFECTED – 134-07 87th Avenue, north side of 87th Avenue, 50' east of the corner formed by the intersection of 87th Avenue and 134th Street, Block 9630, Lot 11, Borough of Queens.

COMMUNITY BOARD #9Q**114-11-A**

APPLICANT – Greenberg Traurig, LLP by Deirdre A. Carson, Esq., for Salanter Akiba Riverdale Academy, owner.
SUBJECT – Application August 10, 2011 – Proposed construction of a stone wall, pier, curbs and related footings for an accessory parking area to SAR Academy to be located within the bed of the mapped street (West 245th) contrary to General City Law Section 35. R1-1 Riverdale SNAD Zoning District.

PREMISES AFFECTED – 655 West 254th Street, north side of West 254th Street, between Palisade and Independence Avenues. Block 5947, Lot 1, Borough of Bronx.

COMMUNITY BOARD #8BX

SEPTEMBER 27, 2011, 1:30 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, September 27, 2011, at 1:30 P.M., at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

ZONING CALENDAR**35-11-BZ**

APPLICANT – The Law Office of Fredrick A. Becker, for Congregation Othel, owners.
SUBJECT – Application March 31, 2011 – Variance (§72-21) to allow for the enlargement of an existing synagogue (*Congregation Othel*), contrary to floor area, lot coverage (ZR 24-11), front yard (§ 24-34), side yard (ZR 24-35), rear yard (§24-36) and parking (§25-31). R2A zoning district.
PREMISES AFFECTED – 226-10 Francis Lewis Boulevard, 1,105' west of Francis Lewis Boulevard, Block 12825, Lot 149, Borough of Queens.

COMMUNITY BOARD #13Q**67-11-BZ**

APPLICANT – Sheldon Lobel, P.C., for Joseph Kleinman, owner.
SUBJECT – Application May 13, 2011 – Special Permit (§73-622) for the enlargement of existing single family home contrary to floor area and open space (§23-141) side yard and (§23-47) rear yard. R-2 zoning district.
PREMISES AFFECTED – 1430 East 29th Street, West side of 29th Street between Avenue N and Kings Highway. Block 7682, Lot 60, Borough of Brooklyn.

COMMUNITY BOARD #14BK**74-11-BZ**

APPLICANT – James Chin & Associates, LLC, for 1058 Forest Avenue Associates, owners.
SUBJECT – Application May 25, 2011 – Variance (§72-21) to allow for the conversion of a community facility building for office use, contrary to use regulations. R3-2 & R-2 zoning district.
PREMISES AFFECTED – 1058 Forest Avenue, southeast intersection of Forest Avenue and Manor Road in West Brighton, Block 315, Lot 29, Borough of Staten Island.

COMMUNITY BOARD #1SI

Jeff Mulligan, Executive Director

TAXI AND LIMOUSINE COMMISSION**■ NOTICE****Notice of Revised Public Hearing and Commission Meeting**

The Commission Meeting of the New York City Taxi and Limousine Commission previously scheduled to be held on Thursday, September 15, 2011 at 10:00 A.M. at the offices of the Commission at 33 Beaver Street, 19th Floor, New York, New York will be held instead at 11:00 A.M. on the same date.

Notice is hereby given that the proposed hearing by the Taxi and Limousine Commission ("TLC") for amended rules for the TLC's new rule book to increase certain license and inspection fees, previously scheduled to be held at 10:00 A.M. on September 15, 2011 will be held at 11:00 A.M. instead.

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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, October 5, 2011. 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 FB Capital Inc. to construct, maintain and use a fenced-in area on the south sidewalk of East 70th Street, east of Park Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of approval by the Mayor to June 30, 2022 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to June 30, 2022-\$25/annum

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

#2 In the matter of a proposed revocable consent authorizing Metro-North Commuter Railroad to continue to maintain and use security bollards on the north sidewalk of East 43rd Street, east sidewalk of Vanderbilt Avenue, north of East 42nd Street and west sidewalk of Lexington Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of approval by the Mayor to June 30, 2022.

There shall be no compensation required for this revocable consent

there shall be no security deposit 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 Brooklyn Events Center, LLC to construct, maintain and use security bollards, concrete security wall with fence and benches on the south sidewalk of Atlantic Avenue, and north sidewalk of Flatbush Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the date of approval by the Mayor to June 30, 2022. There shall be no compensation required for this revocable consent

the maintenance of a security deposit in the sum of \$66,300 and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000

#4 In the matter of a proposed revocable consent authorizing Consolidated Edison Company of NY to construct, maintain and use improvements ancillary to, but not within, a franchise granted prior to July 1, 1990. The improvements consist of antennas, equipment boxes and conduits on the tops and sides of Department of Transportation street light poles, in the Boroughs of Manhattan, Bronx, Brooklyn, Queens and Staten Island. The proposed revocable consent is for a term of ten years from the date of approval by the Mayor to June 30, 2022 and provides among others terms and condition for compensation payable to the city according to the following schedule:

From the Approval Date to June 30, 2012 - \$66,0060/annum.

For the period July 1, 2012 to June 30, 2013 - \$67,921

For the period July 1, 2013 to June 30, 2014 - \$69,842

For the period July 1, 2014 to June 30, 2015 - \$71,763

For the period July 1, 2015 to June 30, 2016 - \$73,684

For the period July 1, 2016 to June 30, 2017 - \$75,605

For the period July 1, 2017 to June 30, 2018 - \$77,526

For the period July 1, 2018 to June 30, 2019 - \$79,447

For the period July 1, 2019 to June 30, 2020 - \$81,368

For the period July 1, 2020 to June 30, 2021 - \$83,289

For the period July 1, 2021 to June 30, 2022 - \$85,210

the maintenance of a security deposit in the sum of \$4,400 and the filing of an insurance policy for bodily injury,

BOARD OF STANDARDS AND APPEALS**■ PUBLIC HEARINGS**

SEPTEMBER 27, 2011, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, September 27, 2011, 10:00 A.M., at 40 Rector

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including death, or property damage, in the following minimum amounts: \$1,000,000 for any one occurrence, and annual aggregate \$5,000,000.

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PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

MUNICIPAL SUPPLY SERVICES

■ SALE BY AUCTION

PUBLIC AUCTION SALE NUMBER 12001-E

NOTICE IS HEREBY GIVEN of a public auction of City fleet vehicles consisting of cars, vans, light duty vehicles, trucks, heavy equipment and miscellaneous automotive equipment to be held on WEDNESDAY, SEPTEMBER 28, 2011 (SALE NUMBER 12001-E). Viewing is on auction day only from 8:30 A.M. until 9:00 A.M. The auction begins at 9:00 A.M.

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

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

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

Terms and Conditions of Sale can also be viewed at this site.

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

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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.

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PROCUREMENT

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

ADMINISTRATION FOR CHILDREN'S SERVICES

■ SOLICITATIONS

Human / Client Services

NON-SECURE DETENTION GROUP HOMES – Negotiated Acquisition – Judgment required in evaluating proposals - PIN# 06811N0004 – DUE 05-31-13 AT 2:00 P.M. – The Administration for Children's Services, Division of Youth and Family 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 5/31/13.

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

Administration for Children's Services, 150 William Street, 9th Floor, New York, NY 10038. Patricia Chabla (212) 341-3505; Fax: (212) 341-3625; patricia.chabla@dfa.state.ny.us

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AGING

■ SOLICITATIONS

Human / Client Services

INNOVATIVE SENIOR CENTER PQL AND NOTICE OF SOLICITATION FOR BROOKLYN – Innovative

Procurement – Judgment required in evaluating proposals - PIN# 12512ISCBK01 – DUE 09-30-11 AT 5:00 P.M. – As the New York City Department for the Aging (DFTA or Department) continues to pave the way for Innovative Senior Centers (ISC) as part of the Mayor's Age-Friendly NYC initiative, the Department intends to re-solicit for Innovative Senior Centers located in Brooklyn. DFTA will broaden the competition by widening the geographic coverage area to include every community district in Brooklyn. In order to be eligible to participate, organizations must be prequalified as ISC-eligible for Brooklyn.

The Department plans to reissue the Brooklyn ISC solicitation the beginning of November 2011. The cutoff for applying for ISC prequalification is September 30, 2011. Applications received after this date will not be eligible to participate. If you are already prequalified, no action is required. If you have not applied, but are interested in applying or finding out more information please visit:

<http://www.nyc.gov/aging>.

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 for the Aging, 2 Lafayette Street, Room 400, New York, NY 10007. Betty Lee (212) 442-1112; Fax: (212) 442-0994; blee@aging.nyc.gov

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CITYWIDE ADMINISTRATIVE SERVICES

MUNICIPAL SUPPLY SERVICES

■ SOLICITATIONS

Goods

AMMUNITION: SHELLS AND CARTRIDGES – Competitive Sealed Bids – PIN# 8571100803 – DUE 10-12-11 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, 18th Floor, New York, NY 10007. Anna Wong (212) 669-8610; Fax: (212) 669-7603; dcasdmsbids@dcas.nyc.gov

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■ AWARDS

Goods

SALT: HIGHWAY DE-ICING RE-AD – Competitive Sealed Bids – PIN# 8571100811 – AMT: \$3,781,100.00 – TO: International Salt Company LLC, 655 Northern Boulevard, P.O. Box 540, Summit, PA 18411.

● SALT: HIGHWAY DE-ICING RE-AD – Competitive Sealed Bids – PIN# 8571100811 – AMT: \$1,720,000.00 – TO: Atlantic Salt Inc., 134 Middle Street, Suite 210, Lowell, MA 01852.

● DIESEL AND BIODIESEL, BULK DELIVERY AND RACK PICK UP – Competitive Sealed Bids – PIN# 8571000465 – AMT: \$90,427,500.00 – TO: Sprague Energy Corp., Two International Drive, Suite 200, Portsmouth, NH 03801.

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TOTAL SURVEY STATIONS FOR DDC –

Intergovernmental Purchase – PIN# 8502010PW0761S – AMT: \$155,466.00 – TO: Leica Geosystems, Inc., 123 West 51st Street, Bayonne, NJ 07002-3118. NYS Contract #PT64061.

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.

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■ INTENT TO AWARD

Goods & Services

BLOOM ENERGY CORPORATION - 100KW FUEL CELL AND RELATED SERVICES – Sole Source –

Available only from a single source – PIN# 85612S0003 – DUE 10-03-11 AT 5:00 P.M. – The Bloom fuel cell will be used by the City of New York Department of Citywide Administrative Services ("DCAS") to provide electricity to City Hall.

DCAS intends to enter into a sole source negotiation with Bloom Energy Corporation for the 100kw Bloom Energy fuel cell, installation, interconnection, and warranty services.

Any firm which believes that it can also provide this 100kw Bloom fuel cell along with the accompanying installation, interconnection, and warranty services is invited to express an interest by letter, which must be received no later than 5:00 p.m. on Monday, October 3, 2011 to the attention of Robert Aboulafia, Deputy Agency Contracting Officer, DCAS Office of Contracts, 18th Floor North, One Centre Street, New York, NY 10007 or email: raboulafia@dcas.nyc.gov; Phone: (212) 669-3538; Fax: (212) 669-3570.

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■ VENDOR LISTS

Goods

EQUIPMENT FOR DEPARTMENT OF SANITATION –

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

- 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: Mr. Edward Andersen, Procurement Analyst, Department of Citywide Administrative Services, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8509.

j5-d31

HEALTH AND HOSPITALS CORPORATION

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

j1-d31

■ SOLICITATIONS

Goods & Services

PREVENTIVE MAINTENANCE NEEDED FOR AUTOMATIC AND MANUAL DOORS LOCATED AT HARLEM HOSPITAL – Competitive Sealed Bids –

PIN# 11212008 – DUE 09-30-11 AT 3:00 P.M. – Mandatory site visit scheduled for 09/19/2011 and 09/21/2011 at 10:00 A.M. both days. Location: Harlem Hospital Center, 506 Lenox Avenue, Room 106, New York, NY 10037.

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, NY 10451. Eleanor Munnerlyn (718) 579-5999; Fax: (718) 579-4746; Eleanor.Munnerlyn@nchhc.org

s15

MAINTENANCE AND EMERGENCY REPAIR OF ICE MACHINES AT HARLEM HOSPITAL – Competitive Sealed Bids – PIN# 11212009 – DUE 09-30-11 AT 3:00 P.M. Mandatory site visit scheduled for 09/20/11 and 09/21/11 at 10:00 A.M. both days at Harlem Hospital Center, 506 Lenox Avenue, Kountz Pavilion, Mezzanine Room M106, New York, NY 10037. For information please call Facilities Management at (212) 939-2482. No bids will be mailed out after 9/23/2011.

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, Room 2A2, Bronx, NY 10451. David Pacheco (718) 579-5989; Fax: (718) 579-4746; david.pacheco@nchhc.org

s15

HEALTH AND MENTAL HYGIENE

AGENCY CHIEF CONTRACTING OFFICER

■ SOLICITATIONS

Human / Client Services

NEW YORK/NY III SUPPORTED HOUSING CONGREGATE – Competitive Sealed Proposals – Judgment required in evaluating proposals – PIN# 81608PO076300ROX00-R – DUE 09-18-12 AT 4:00 P.M. – The Department is issuing a RFP to establish 3,000 units of citywide supportive housing in newly constructed or rehabilitated single-site buildings for various homeless populations pursuant to the New York III Supported Housing agreement. The subject RFP will be open-ended and proposals will be accepted on an on-going basis. The RFP is available on-line at

<http://www.nyc.gov/html/doh/html/acco/acco-rfp-nycongregate-20070117-form.shtml>. A pre-proposal conference was held on March 6, 2007 at 2:00 P.M. at 125 Worth Street, 2nd Floor Auditorium, New York, N.Y. Any questions regarding this

RFP must be sent in writing in advance to Contracting Officer at the above address or e-mailed to the above address. All proposals must be hand delivered at the Agency Chief Contracting Officer, Gotham Center, CN#30A, 42-09 28th Street, 17th Floor, Queens, NY 11101-4132, no later than September 18, 2012.

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

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Health and Mental Hygiene, ACCO, Gotham Center, CN#30A, 42-09 28th Street, 17th Floor, Queens, NY 11101-4132.
Huguette Beauport (347) 396-6633; hbeaupor@health.nyc.gov

a6-s17

COMMUNICATIONS**■ INTENT TO AWARD**

Services (Other Than Human Services)

AGENCY AD FOR MEDIA CAMPAIGNS – Negotiated Acquisition – PIN# 12CM026101R0X00 – DUE 09-22-11 AT 4:00 P.M. – The Department's Bureau of Communications intend to enter a one year negotiated acquisition extension agreement to provide public health education and media campaigns for the Department of Health and Mental Hygiene with the following vendors: Bandujo Advertising and Design; Casbah Pictures, Inc.; Global Strategy Group; LPNY, Inc., Lovett Productions; Mind4, Inc.; Rivet Markcom, Inc.

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

Health and Mental Hygiene, 42-09 28th Street, 8th Floor. Jeffrey Escoffier (347) 396-4024; jescoff@health.nyc.gov

s15-21

HOUSING PRESERVATION & DEVELOPMENT**■ VENDOR LISTS**

Construction / Construction Services

REQUEST FOR QUALIFICATIONS – The City of New York (“City”) Department of Housing Preservation and Development (“HPD”) is seeking to evaluate and pre-qualify general contractors to perform moderate rehabilitation, substantial rehabilitation, and new construction of affordable housing (“Projects”).

HPD is issuing this Request for Qualifications (“RFQ”) in order to assess the capability, capacity, and integrity of firms that submit responses (“Applicants”) to work as general contractors on Projects of varying sizes. HPD may conduct interviews with potentially eligible Applicants. Selected Applicants (“Qualified General Contractors”) will be eligible to perform work on Projects that are assisted by HPD and/or the New York City Housing Development Corporation (“HDC”). HPD will establish categories into which Qualified General Contractors will be placed, based on experience, capability, capacity, financial resources, and stability, to work on construction projects with total costs within the following ranges: Up to \$1 million; up to \$5 million; up to \$10 million; and more than \$10 million.

HPD will make a list of Qualified General Contractors (“List”) available to developers/sponsors of HPD/HDC - assisted Projects. A developer/sponsor will not be obligated to select a Qualified General Contractor from the List. Being placed on the List is not a guarantee of receiving work, and it is possible that a Qualified General Contractor on the List may not be selected for any Project. Selection of an Applicant as a Qualified General Contractor only indicates that the Applicant has met the requirements to be placed on the List and will not create any rights on the Applicant’s part.

HPD will hold a pre-submission conference for potential Applicants on October 14, 2011 at 10:00 A.M. at 100 Gold Street, Room 8-P6, 8th Floor, New York, NY 10038. Potential Applicants are not required to attend the conference in order to apply for inclusion on the List.

Application documents will be available as of September 12, 2011 at HPD, 100 Gold Street, Room 7-A3, New York, NY 10038. Application documents may also be obtained on-line at <http://a856internet.nyc.gov/nycvendoronline/home.html>

Applications received by October 24, 2011 will be considered by HPD for inclusion on the initial List. After the first round of Applicant reviews, applications will be accepted on a rolling basis and the List will be updated quarterly.

For more information, Applicants should contact Mr. Ira Chinsky, Director of Procurement and Administration for the Division of Construction Services, at (212) 863-7486 or via email at chinskyi@hpd.nyc.gov

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

Housing Preservation and Development, 100 Gold Street, Room 7A3, New York, NY 10038. Ira Chinsky (212) 863-7486; Fax: (212) 863-7656; chinskyi@hpd.nyc.gov

s12-16

THE CITY RECORD**NYC & COMPANY****■ SOLICITATIONS**

Goods

LICENSING RIGHTS FOR CALENDARS, POSTERS AND OTHER PRINTED PRODUCTS – Request for Proposals – PIN# NYCCO-11-0914 – DUE 10-28-11 AT 12:00 P.M. – Available trademarks, include iconic City agencies such as the FDNY, NYPD, Department of Parks and Recreation, Taxi and Limousine Commission, Department of Sanitation, Department of Transportation and the Mayor's Office of Film, Theatre and Broadcasting and the recently developed NYC logo. If you are interested in obtaining a copy of this solicitation, you can register your contact information on the form provided at www.nycgo.com/licensing. Once you have completed the form, you will be able to view and download a copy of the RFP. Alternatively, you may send a written request for the RFP, along with your contact information to Kevin Konrad at the address above or via email to licensing@nycgo.com. Any questions should be directed to Kevin Konrad at (212) 484-1200. There will be a pre-proposal conference held on September 28, 2011 at 1:30 P.M. at 810 Seventh Avenue, 3rd Flr. Attendance at this conference is optional. Submissions will be considered from manufacturers, master licenses, agents or other parties. Prospective licensees are invited to compete for multiple classifications. Thank you in advance for your interest in creating quality licensed products for the City of New York.

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.
NYC and Company, 810 7th Avenue, 3rd Floor, NY, NY 10019. Kevin Konrad (212) 484-1200; licensing@nycgo.com

s14-27

SCHOOL CONSTRUCTION AUTHORITY**CONTRACT ADMINISTRATION****■ SOLICITATIONS**

Construction / Construction Services

CULINARY ARTS ROOM UPGRADE – Competitive Sealed Bids – PIN# SCA12-13798D-1 – DUE 10-05-11 AT 11:00 A.M. – Westinghouse Vocational HS (Brooklyn). Project Range: \$1,510,000.00 to \$1,590,000.00. Non-refundable bid documents charge: \$100.00, certified check or money order only. Make checks payable to the New York City School Construction Authority. Bidders must be pre-qualified by the SCA.

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. Rookmin Singh (718) 752-5843; rsingh@nycsca.org

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AGENCY PUBLIC HEARINGS ON CONTRACT AWARDS

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

ENVIRONMENTAL PROTECTION**BUREAU OF WATER SUPPLY****■ PUBLIC HEARINGS****THIS PUBLIC HEARING HAS BEEN CANCELLED**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held at the Department of Environmental Protection Offices at 59-17 Junction Boulevard, 17th Floor Conference Room, Flushing, New York, on September 22, 2011 commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Environmental Protection and Westchester County Department of Environmental Facilities, 270 North Avenue, New Rochelle, NY 10801 contract CRO-513: For the Westlake Early Warning System. The Contract term shall be 1825 ccds consecutive calendar days from the date of the written notice to proceed. The Contract amount shall be \$400,000.00 - Location: Upstate NY: PIN: 82612T0001001.

A copy of the Contract may be inspected at the Department of Environmental Protection, 59-17 Junction Boulevard, Flushing, New York, 11373, on the 17th Floor Bid Room, on business days from August 26, 2011 to September 09, 2011 between the hours of 9:30 A.M. - 12:00 P.M. and from 1:00 P.M. - 4:00 P.M.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DEP does not receive, by September 15, 2011 from any individual a written request to speak at this hearing, then DEP need not conduct this hearing. Written notice should be sent to Ms. Debra Butlien, NYCDEP, 59-17 Junction Blvd., 17th Floor, Flushing, NY 11373 or via email to dbutlien@dep.nyc.gov.

Note: Individuals requesting Sign Language Interpreters should contact Ms. Debra Butlien, Office of the ACCO, 59-17 Junction Boulevard, 17th Floor, Flushing, New York 11373, (718) 595-3423, no later than FIVE(5) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.

THIS PUBLIC HEARING HAS BEEN CANCELLED

NOTICE IS HEREBY GIVEN that a Public Hearing will be held at the Department of Environmental Protection Offices at 59-17 Junction Boulevard, 17th Floor Conference Room, Flushing, New York, on September 20, 2011 commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Environmental Protection and Delaware County Department of Public Works, 111 Main Street, Delhi, NY 13753 contract DEL-382: Road Reconstruction Services of NYC Route 7. The Contract term shall be 365 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall be \$999,871.37 - Location: Upstate NY: PIN: 82611T001400.

A copy of the Contract may be inspected at the Department of Environmental Protection, 59-17 Junction Boulevard, Flushing, New York, 11373, on the 17th Floor Bid Room, on business days from August 24, 2011 to September 20, 2011 between the hours of 9:30 A.M. - 12:00 P.M. and from 1:00 P.M. - 4:00 P.M.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DEP does not receive, by September 15, 2011 from any individual a written request to speak at this hearing, then DEP need not conduct this hearing. Written notice should be sent to Ms. Debra Butlien, NYCDEP, 59-17 Junction Blvd., 17th Floor, Flushing, NY 11373 or via email to dbutlien@dep.nyc.gov.

Note: Individuals requesting Sign Language Interpreters should contact Ms. Debra Butlien, Office of the ACCO, 59-17 Junction Boulevard, 17th Floor, Flushing, New York 11373, (718) 595-3423, no later than FIVE(5) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.

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YOUTH AND COMMUNITY DEVELOPMENT**■ PUBLIC HEARINGS****Short Notice**

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Wednesday, September 21, 2011, 156 William Street, 2nd Floor Auditorium, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER of the proposed contracts between the Department of Youth and Community Development and the contractors listed below to provide Teen ACTION programs to school students enrolled in grades 7 through 10, as well as, one technical assistance vendor to provide training and curriculum to the proposed contractors. The sites will be located in targeted neighborhoods in New York City

The Contractor's PIN number and contract amount is indicated below. The term of the contract for the Teen ACTION program shall be from September 1, 2011 to August 31, 2012, with an option to renew for three (3) additional years. The contract term for the technical assistance award shall be from August 1, 2011 to July 31, 2012, with an option to renew for two (2) years.

Teen ACTION program**CONTRACTOR/ADDRESS**

1. El Puente De Williamsburg
211 South 4th Street, Brooklyn, NY 11211
PIN# 260120060803 **Amount** \$67,500
2. BronxWorks, Inc.
60 East Tremont Avenue, Bronx, NY 10453
PIN# 260120060801 **Amount** \$90,450
3. SCO Family of Services
1 Alexander Place, Glen Cove, NY 11542
PIN# 260120060808 **Amount** \$81,000
4. Sports and Arts in Schools Foundation, Inc.
58-12 Queens Boulevard, Woodside, NY 11377
PIN# 260120060810 **Amount** \$59,625
5. Sports and Arts in Schools Foundation, Inc.
58-12 Queens Boulevard, Woodside, NY 11377
PIN# 260120060809 **Amount** \$67,500
6. New York City Mission Society
105 East 22nd Street, New York, NY 10010
PIN# 26012060807 **Amount** \$97,125
7. Inwood House
320 East 82nd Street, New York, NY 10028
PIN# 260120060806 **Amount** \$67,500
8. St. Nicks Alliance
2 Kingsland Avenue, Brooklyn, NY 11211
PIN# 260120060811 **Amount** \$86,970

9. Beer Hagolah Institute
671 Louisiana Avenue, Brooklyn, NY 11239

PIN# 260120060800 **Amount** \$84,375

10. Global Kids
137 East 25th Street, New York, NY 10010

PIN# 260120060804 **Amount** \$67,500

11. Global Kids
137 East 25th Street, New York, NY 10010

PIN# 260120060805 **Amount** \$67,500

12. The Child Center of NY
60-02 Queens Boulevard, Woodside, NY 11377

PIN# 260120060812 **Amount** \$81,000

13. Women's Housing and Economic Development Corporation (WHEDCO)
50 East 168th Street, Bronx, NY 10452

PIN# 260120060816 **Amount** \$101,250

14. The Children's Aid Society
105 East 22nd Street, New York, NY 10010

PIN# 260120060814 **Amount** \$67,500

15. East Side House, Inc.
337 Alexander Avenue, Bronx, NY 10454

PIN# 260120060802 **Amount** \$101,250

16. The Children's Aid Society
105 East 22nd Street, New York, NY 10010

PIN# 260120060815 **Amount** \$67,500

17. The Children's Aid Society
105 East 22nd Street, New York, NY 10010

PIN# 260120060813 **Amount** \$94,500

Technical Assistance

1. Planned Parenthood of NYC
26 Bleecker Street, New York, NY 10012

PIN# 260120088420 **Amount** \$75,000

The proposed contractor has been selected by means of the Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

Drafts of the contract may be inspected at the Department of Youth and Community Development, Office of the ACCO, 156 William Street, 2nd Floor, New York, NY 10038 on business days between the hours of 9:00 A.M. and 5:00 P.M., from September 15, 2011 to September 21, 2011, excluding weekends and holidays.

Anyone who wishes to speak at this public hearing should request to do so in writing. The written request must be received by the Agency within 5 business days after publication of this notice. Written requests to speak should be sent to Mr. Michael Owh, Agency Chief Contracting Officer, 156 William Street, 2nd Floor, New York, NY 10038, mowh@dycd.nyc.gov.

• s15

AGENCY RULES

CITY PLANNING COMMISSION

■ NOTICE

NOTICE OF PUBLIC HEARING

Subject: Opportunity to comment on a proposed amendment to a rule relating to the contribution required in conjunction with transfers of development rights from listed theaters in the Theater Subdistrict.

Date/time: October 19, 2011 / 10:00 A.M.

Location: Spector Hall
22 Reade Street
New York, NY 10007

Contact: Wesley O'Brien
Office of the Counsel
New York City Department of City Planning
22 Reade Street
New York, NY 10007

Proposed Rule Amendment

In accordance with Sections 192 and 1043 of the New York City Charter, and pursuant to Section 81-744(a)(5) of the New York City Zoning Resolution (the "Zoning Resolution"), the New York City Planning Commission ("City Planning Commission") proposes to amend Subchapter C of Chapter 3 of Title 62 of the Rules of the City of New York. This rule was not included in the agency's 2011-2012 regulatory agenda.

Instructions

- Any person in attendance at this hearing shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed changes.
- Each speaker shall be allotted a maximum of three (3) minutes.
- Persons who require that a sign language interpreter or other form of reasonable accommodation for a disability be provided at the hearing are asked to notify Wesley O'Brien at the address set forth above by September 28th, 2011.

- Prior to the hearing, you may submit written comments about the proposed rule to Wesley O'Brien by mail or electronically through NYC Rules at www.nyc.gov/nycrules.
- Until November 2, 2011, written comments received and a recording of oral comments received at the hearing will be available for public inspection within a reasonable time after receipt between the hours of 9:00 A.M. and 5:00 P.M. at 22 Reade Street, New York, NY 10007, by contacting the Records Access Officer at (212) 720-3208.

Statement of Basis and Purpose of Proposed Rule

Statutory Authority

This rule is promulgated pursuant to the authority of the City Planning Commission under Sections 192 and 1043 of the New York City Charter and pursuant to Section 81-744(a)(5) of the Zoning Resolution. Section 81-744 of the Zoning Resolution requires that every three to five years the City Planning Commission must review and adjust the contribution amount that is required in conjunction with transfers of development rights from listed theaters in the Theater Subdistrict. Such adjustment must specifically reflect the change in assessed value of all properties on zoning lots wholly within the Theater Subdistrict. This rule is exempt from Local Law 46 of 2010 pursuant to section 1043(d)(4)(iii) of the New York City Charter.

Statement of Purpose

In accordance with Section 81-744 of the Zoning Resolution, the City Planning Commission shall allow the transfer of development rights from listed theaters in the Theater Subdistrict by certification or authorization. Certification or authorization shall be granted, provided that, among other requirements, the appropriate legal documents are executed ensuring that a contribution in an amount, which is presently established to be \$14.91 per square foot of transferred floor area, is deposited in the Theater Subdistrict Fund. The City Planning Commission is required to periodically review the contribution amount and to adjust such amount to reflect any change in the assessed value of all properties on zoning lots situated entirely within the Theater Subdistrict.

Based on data provided by the New York City Department of Finance ("DOF"), it was determined that from 1998 to 2006 the assessed value of all properties situated entirely within the Theater Subdistrict increased 49.06% per square foot. Accordingly, a 2006 rule increased the required Theater Subdistrict Fund contribution from \$10.00 to \$14.91 per square foot of development rights transferred from designated theaters.

Based on DOF data, it has been determined that from 2006 to 2011 the assessed value of all properties situated entirely within the Theater Subdistrict has increased 18% per square foot. DOF data shows that in 2006, the total built floor area of the Theater Subdistrict was 81,642,687 square feet, the total assessed value of such properties was \$8,621,852,552, and therefore the total assessed value per square foot was \$105.60. DOF data also shows that in 2011, the total built floor area in the Theater Subdistrict was 95,701,919 square feet, the total assessed value of such properties was \$11,926,866,079, and therefore the total assessed value per square foot was \$124.63. Given that the assessed value of all properties has increased \$19.02 per square foot or 18% from 2006 to 2011, the proposed rule would correspondingly increase the required Theater Subdistrict Fund contribution by 18%, from \$14.91 to \$17.60 per square foot of development rights transferred from the listed theaters.

All DOF data referenced above is on file at the Department of City Planning and available for public inspection between the hours of 9:00 A.M. and 5:00 P.M. at 22 Reade Street, New York, NY 10007, by contacting the Records Access Officer at (212) 720-3208.

Summary of Provisions

The proposed rule amends Section 3-08 of Subchapter C of Chapter 3 of Title 62 of the Rules of the City of New York to provide that a contribution of \$17.60 per square foot must be made in conjunction with development rights transferred from the listed theaters.

Material to be deleted is enclosed in [brackets] and material to be added is underlined.

Section 1. Section 3-08 of Subchapter C of Chapter 3 of Title 62 of the Rules of the City of New York is amended to read as follows:

SUBCHAPTER C. CONTRIBUTIONS

§3-08. Contributions to Theater Subdistrict Fund Pursuant to Section 81-744 of the New York City Zoning Resolution.

Contributions to the Theater Subdistrict Fund pursuant to Section 81-744 of the New York City Zoning Resolution shall be made in an amount equal to \$[14.91]17.60 per square foot of floor area transferred.

Basis and Purpose of Amendment

The City of New York now offers two types of installment agreements for property owners in arrears:

- Installment agreements for property owners with properties undergoing in rem foreclosure;
- Installment agreements for property owners who want to prevent the sale of tax liens on their property.

This amendment updates the section of Chapter 13 of Title 19 of the Rules of the City of New York that concerns in rem installment agreements. The amendment clarifies that this section does not apply to installment agreements that are requested to prevent the City from selling the tax liens on the affected property. Those installment agreements have different terms and are pursuant to the newly enacted provisions of Chapter 40 of Title 19 of the Rules of the City of New York. In sum:

- Chapter 13 affects only properties that are included in an in rem foreclosure action brought by the City to collect arrears in real property taxes and property-related charges, and,
- Chapter 40 entitles property owners to request an agreement to pay arrears in real property taxes and property-related charges in installments in order to prevent the City from selling the tax liens on the affected property.

Section 1. Subdivision (d) of section 13-02 of chapter 13 of title 19 of the City of New York (Rules Relating to Foreclosure of Tax Liens by Action in Rem) is amended to read as follows:

(d) [Notwithstanding any other provision of these rules or any other provision in title 19 of the Rules of the City of New York, these] These rules shall not apply to any installment agreement requested pursuant to the provisions of §40-03 of title 19 of the Rules of the City of New York [property for which a 60-day notice of the sale of tax liens has been published by the Department of Finance pursuant to §11-320 of the Administrative Code of the City of New York if an installment agreement is executed no later than the earlier of 120 days after the first date on which liens were sold pursuant to such 60-day notice, or such other date chosen by the Commissioner of Finance and published in a notice in the City Record].

• s15

SPECIAL MATERIALS

HOUSING PRESERVATION & DEVELOPMENT

■ NOTICE

REQUEST FOR COMMENT REGARDING AN APPLICATION FOR A CERTIFICATION OF NO HARASSMENT

Notice Date: September 9, 2011

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
125 Chambers Street, Manhattan	87/11	August	2, 2008 to Present
a/k/a 125-131 Chambers Street	88/11	August	2, 2008 to Present
141 East 39th Street, Manhattan	89/11	August	3, 2008 to Present
a/k/a 141-147 East 39th Street	90/11	August	3, 2008 to Present
2054 Adam C. Powell Boulevard	91/11	August	5, 2008 to Present
2056 7th Avenue, Manhattan	92/11	August	10, 2008 to Present
309 West 139th Street, Manhattan	93/11	August	17, 2008 to Present
533 Manhattan Avenue, Manhattan	94/11	August	17, 2008 to Present
246 West 21st Street, Manhattan	95/11	August	17, 2008 to Present
67 West 71st Street, Manhattan	96/11	August	17, 2008 to Present
73 West 71st Street, Manhattan	97/11	August	17, 2008 to Present
226 West 135th Street, Manhattan	98/11	August	18, 2008 to Present
3 West 8th Street, Manhattan	99/11	August	18, 2008 to Present
a/k/a 5 West 8th Street	101/11	August	24, 2008 to Present
155 West 83rd Street, Manhattan	102/11	August	29, 2008 to Present
20 St. Felix Street, Brooklyn	103/11	August	11, 2008 to Present
377 Grove Street, Brooklyn	104/11	August	19, 2008 to Present
113-03 Rockaway Beach Boulevard, Queens	105/11	August	29, 2008 to Present
1316 Beach Channel Drive, Queens	106/11	August	29, 2008 to Present

Authority: SRO, Administrative Code §27-2093

Before the Department of Buildings can issue a permit for the alteration or demolition of a single room occupancy multiple dwelling, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at CONH Unit, 100 Gold Street, 3rd Floor, New York, NY 10038 by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call (212) 863-5277, (212) 863-8211 or (212) 863-8298.

• s15

FINANCE

■ NOTICE

NOTICE OF RULEMAKING

Pursuant to the power vested in me as Commissioner of Finance by sections 389(b) and 1043 of the New York City Charter, I hereby promulgate the within Amendment to Rules Relating to Foreclosure of Tax Liens by Action in Rem. These rules were published in proposed form on August 1, 2011. A hearing for public comment was held on September 1, 2011.

S/S
David M. Frankel
Commissioner of Finance

NOTE: New Matter is underlined; matter to be deleted is in brackets

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