

AFFIDAVIT OF PUBLICATION

STATE OF NEW YORK)

: SS.:

COUNTY OF NEW YORK)

JANA E. FERREIRA, being duly sworn, deposes and says:

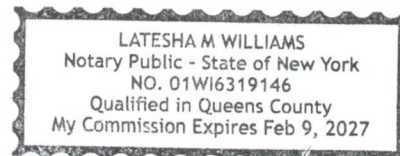
1. I am the Executive Director/Editor of The City Record, the Official Journal of the City of New York, which is published daily, except Saturdays, Sundays and legal holidays.
2. The attached notice(s) were published in The City Record on the 5th, 6th, 9th, 10th and 11th days of February 2026

Janae C. Ferreira

Janae C. Ferreira

Sworn to before me this 24th day of February, 2026
Latesha Williams

NOTARY PUBLIC



BOARD OF EDUCATION RETIREMENT SYSTEM

■ MEETING

The Board of Education Retirement System Board of Trustees Meeting will be held in-person at our 55 Water Street office, 50th Floor on Tuesday, February 10, 2026 from 4:00 P.M. - 6:00 P.M. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at Srich4@bers.nyc.gov.

f2-10

Our next Audit Committee Meeting will be held in-person at 55 Water Street, 50th Floor on Tuesday, February 10, 2026, from 2:00 P.M. - 3:30 P.M. If you would like to attend this meeting, please reach out to Iyekeze Ezeffili at iezeffili@bers.nyc.gov.

f2-10

HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

PLEASE TAKE NOTICE, that in accordance with Sections 201-204 (inclusive) of the New York State Eminent Domain Procedure Law (“EDPL”), a Public Hearing will be held by the New York City Department of Housing Preservation and Development (“HPD”), on behalf of the City of New York (the “City”), in connection with the acquisition of certain real property located in the Willets Point Special District of the Borough of Queens, City and State of New York, in furtherance of the redevelopment and revitalization of Willets Point in accordance with the Willets Point Urban Renewal Plan.

The time and place of the hearing are as follows:

DATE: Thursday, February 26, 2026
TIME: 5:30 P.M. – 7:30 P.M.
LOCATION: Queens Public Library at East Elmhurst
 95-06 Astoria Blvd,
 East Elmhurst, NY 11369

Please note that you may also join this hearing virtually through a Zoom Webinar by visiting this link at https://nycedc.zoom.us/join/register/WN_42-SzNi-TtyUdO5VzqNIYg to register for the Willets Point Urban Renewal public hearing at the above scheduled date and time.

The purpose of this hearing is to inform the public of the proposed acquisition of 126-82, 126-94, 126-96 and 127-08 Willets Point Boulevard in furtherance of the revitalization of Willets Point, pursuant to the Willets Point Urban Renewal Plan, as may be amended from time to time, and the Willets Point Special District Plan. The purpose is also to review the public use to be served by the project and disclose its impact on the environment and local residents.

The property proposed to be acquired is identified as 126-82, 126-94, 126-96, and 127-08 Willets Point Boulevard (Block 1833, Lots 143, 165, 166 and 170 respectively) bounded by Willets Point Boulevard to the west and City-owned parcels to the south, east, and north on the Tax Map of the City of New York for the Borough of Queens. There are no proposed alternative locations. The proposed acquisition of the above referenced properties is necessary to meet the City’s commitment described in the 2008 Environmental Impact Statement (“EIS”) and subsequent memoranda, to advance the goals of the Willets Point Urban Renewal Plan.

Any person in attendance at this meeting, either in-person or virtually, shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed acquisition. Each speaker shall be allotted a maximum of five (5) minutes. In addition, written statements may be submitted to HPD at the address below, provided the comments are received by 5:00 P.M. on Thursday, March 12th, 2026, (which is fourteen (14) days after the public hearing date).

City of New York Department of Housing Preservation and Development
 Office of Neighborhood Strategies
 100 Gold Street,
 New York, NY 10038
 Attention: Queens & Staten Island Planning
 Cc: General Counsel

Note Pursuant to EDPL Section 202(C)(2): Those property owners who may subsequently wish to challenge the condemnation of their property via judicial review may do so only on the basis of issues, facts and objections raised at the public hearing.

☛ f5-11

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, February 10, 2026, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC’s website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Elizabeth Le, Community and Intergovernmental Affairs Associate, at ele@lpc.nyc.gov or (212) 602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC’s YouTube channel at www.youtube.com/nyclpc and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency’s website, on the Monday before the public hearing.

4500 ARTHUR KILL ROAD - INDIVIDUAL LANDMARK
LPC-25-10051 - Block 7465 - Lot 115 - **Zoning:** M1-1
CERTIFICATE OF APPROPRIATENESS
 A Stick style residence designed by Palliser & Palliser and built c. 1888. Application is to install a barrier-free access lift and construct an event structure and related landscape elements on the landmark site.

106 WEST 81ST STREET - UPPER WEST SIDE/CENTRAL PARK WEST HISTORIC DISTRICT
LPC-26-01097 - Block 1211 - Lot 137 - **Zoning:** R8B/C1-8A/EC-2
CERTIFICATE OF APPROPRIATENESS
 A Neo-Grec style rowhouse designed by Eli Martin and built in 1885-86. Application is to reconstruct the rear façade, and construct rooftop and rear yard additions.

56 W 66TH STREET - INDIVIDUAL LANDMARK
LPC-26-06522 - Block 1118 - Lot 52 - **Zoning:** C4-7
CERTIFICATE OF APPROPRIATENESS
 An armory building designed by Horgan and Slattery and built in 1900-1903. Application is to install signage and alter entrance infill.

323 WEST 100TH STREET - RIVERSIDE - WEST END HISTORIC DISTRICT EXTENSION II
LPC-26-04716 - Block 1889 - Lot 9 - **Zoning:** R8B
CERTIFICATE OF APPROPRIATENESS
 A Renaissance Revival style rowhouse designed by Janes & Leo and built in 1900-1901. Application is to modify a window opening.

1185 PARK AVENUE - EXPANDED CARNEGIE HILL HISTORIC DISTRICT
LPC-26-05841 - Block 1522 - Lot 1 - **Zoning:** R8B, R10, P1
CERTIFICATE OF APPROPRIATENESS
 A Neo-Gothic style apartment house designed by Schwartz & Gross and built in 1928-29. Application is to modify and create masonry openings and install louvers.

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LPC-25-11993 - Block 1378 - Lot 126 - **Zoning:** R8B
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 A rowhouse built in 1877-79 and altered in 1938 by Treanor and Fatio. Application is to construct a rooftop addition.

68 WEST 119TH STREET - MOUNT MORRIS PARK HISTORIC DISTRICT
LPC-25-05076 - Block 1717 - Lot 62 - **Zoning:** R7-2
CERTIFICATE OF APPROPRIATENESS

Accessibility questions: Queens Community Board 5 Office, (718) 366.1834, by: Wednesday, February 11, 2026, 2:00 P.M.



f5-11

BOARD OF CORRECTION

■ MEETING

The New York City Board of Correction will hold a public meeting on Tuesday, February 10, 2026 at 1:00 P.M. The meeting will be held in the auditorium located on the 2nd Floor of 125 Worth Street. The Board will discuss issues impacting the New York City jail system.

More information is available on the Board's website at <https://www.nyc.gov/site/boc/meetings/2026-meetings.page>.

- **Wheelchair Access.** The venue has an accessible entrance on Lafayette Street and elevators. There are accessible bathrooms on the first floor of the building.
- **Assistive Listening Systems (ALS).** ALS is not currently in place at the 125 Worth Street Second Floor Auditorium.
- **Communication Access Realtime Translation (CART).** CART is not currently available.
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Telephone (212) 720-3366

Accessibility questions: AccessibilityInfo@planning.nyc.gov; (212) 720-3366, by: Tuesday, February 10, 2026, 5:00 P.M.



f3-18

COMMUNITY BOARDS

■ PUBLIC HEARINGS

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 05 - Wednesday, February 11, 2026 at 7:30 P.M., Cafeteria of Christ the King High School, at 68-02 Metropolitan Avenue in Middle Village, NY.

A public hearing in the matter of an application submitted by 63-02 Fresh Pond Road Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13d:

1. eliminating from within an existing R5B District a C1-4 District bounded by a line 100 feet southerly of Metropolitan Avenue, Fresh Pond Road, Menahan Street, and a line 100 feet southwesterly of Fresh Pond Road;
2. changing from an R5B District to an R6A District property bounded by a line 100 feet southerly of Metropolitan Avenue, Fresh Pond Road, Menahan Street, a line 100 feet southwesterly of Fresh Pond Road, a line midway between Blecker Street and Menahan Street, a line 125 feet southwesterly of Fresh Pond Road, Blecker Street, and a line 100 feet southwesterly of Fresh Pond Road; and
3. establishing within the proposed R6A District a C2-4 District bounded by a line 100 feet southerly of Metropolitan Avenue, Fresh Pond Road, Menahan Street, a line 100 feet southwesterly of Fresh Pond Road, a line midway between Blecker Street and Menahan Street, a line 125 feet southwesterly of Fresh Pond Road, Blecker Street, and a line 100 feet southwesterly of Fresh Pond Road.

Anyone wishing to address the Board during the public hearing is asked to contact our office (by email at qn05@cb.nyc.gov; or by phone at 718.366.1834) to register to speak no later than 2:00 P.M. on Wednesday February 11, or by seeing a staff member before the meeting begins in order to register to speak.

Members of the public can also view the meeting live stream in progress, via YouTube, at <https://youtube.com/live/3bp2T-ITwRU> (this link will also be posted on our homepage, at <https://www.nyc.gov/qnscb5>, where you will be able to access it at your convenience).

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LPC-25-05076 - Block 1717 - Lot 62 - **Zoning:** R7-2

CERTIFICATE OF APPROPRIATENESS

An empty lot, formerly two rowhouses built in 1894 and demolished in 2023. Application is to construct a new building.

ja27-f9

BOARD OF STANDARDS AND APPEALS

■ PUBLIC HEARINGS

February 23rd, 2026, and February 24th, 2026, 10:00 A.M. and 2:00 P.M.

NOTICE IS HEREBY GIVEN of teleconference public hearings, Monday February 23rd, 2026, at 10:00 A.M. and 2:00 P.M., and Tuesday February 24th, 2026, at 10:00 A.M. and 2:00 P.M., to be streamed live through the Board's website (www.nyc.gov/bsa), with remote public participation and in-person portion, on the following matters:

SPECIAL ORDER CALENDAR

2025-53-A

APPLICANT – Rothkrug Rothkrug & Spector LLP, for Khondokarrahan LLC, owner.

SUBJECT – Application December 19, 2025 – Proposed development of a residential single-family building within the bed of a mapped street contrary to General City Law §35. R2 zoning district.

PREMISES AFFECTED – 88-58 Hollis Court Boulevard, Block 10579, Lot 26, Borough of Queens.

COMMUNITY BOARD #13Q

ZONING CALENDAR

2025-31-BZ, 2025-32-A & 2025-33-A

APPLICANT – Sheldon Lobel PC, for 99 Sutton LLC, owner.

SUBJECT – Application August 22, 2025 – Variance (§72-21) to legalize an existing four-story plus cellar residential building, including a dwelling unit in the cellar contrary to ZR §§ 42-10, 43-12, and 54-31, as well as HMC § 27-2082 and MDL § 34.6. M1-2 zoning district.

PREMISES AFFECTED – 99 Sutton Street, Block 2658, Lot 26, Borough of Brooklyn.

COMMUNITY BOARD #1BK

2025-51-BZ

APPLICANT – Rothkrug Rothkrug & Spector LLP, for WN Development of NY LLC, owner.

SUBJECT – Application November 20, 2025 – Special Permit (§73-311) to permit an accessory drive through facility operating in conjunction with an as of right eating and drinking establishment. C1-2/R3-2 zoning district.

PREMISES AFFECTED – 2086 Richmond Avenue, Block 2102, Lot 102, Borough of Staten Island.

COMMUNITY BOARD #2SI

Shampa Chanda, Chair/Commissioner



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The City of New York in partnership with GovDeals.com posts online auctions. All auctions are open to the public.

Registration is free and new auctions are added weekly. To review auctions or register visit <https://www.govdeals.com>

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f2-10

CORRECTED NOTICE

The Board of Education Retirement System Board of Trustees Meeting will be *****HYBRID*****. You may attend this meeting either virtually or in-person at our 55 Water Street office, 50th Floor on Tuesday, February 10, 2026, from 4:00 P.M. - 6:00 P.M. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at Srich4@bers.nyc.gov.

f2-10

HOUSING AUTHORITY

MEETING

The next Board Meeting of the New York City Housing Authority is scheduled for Tuesday, February 24, 2026 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, NY 10007 (unless otherwise noted).

Copies of the Calendar will be available on NYCHA's website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or may be picked up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, NY 10007, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Draft Minutes will also be available on NYCHA's website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or may be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Tuesday following the Board Meeting.

Any changes to the schedule will be posted here and on NYCHA's website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> to the extent practicable, at a reasonable time before the meeting.

The meeting is open to the public. Pre-registration, at least 45 minutes before the scheduled Board Meeting, is required by all speakers. Comments are limited to the items on the Calendar. Speaking time will be limited to three minutes. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted for public comment, whichever occurs first.

The meeting will be streamed live on NYCHA's YouTube channel at <https://www.youtube.com/c/nycha> and NYCHA's website at <https://www.nyc.gov/site/nycha/about/board-meetings.page>

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Corporate Secretary by phone at (212) 306-6088 or by e-mail at corporate.secretary@nycha.nyc.gov no later than Tuesday, February 17, 2026 by 5:00 P.M.

For additional information, please visit NYCHA's website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or contact the Office of the Corporate Secretary at (212) 306-6088.

Accessibility questions: (212) 306-6088, by: Tuesday, February 17, 2026, 5:00 P.M.



f10-24

HOUSING PRESERVATION AND DEVELOPMENT

PUBLIC HEARINGS

PLEASE TAKE NOTICE, that in accordance with Sections 201-204 (inclusive) of the New York State Eminent Domain Procedure Law ("EDPL"), a Public Hearing will be held by the New York City Department of Housing Preservation and Development ("HPD"), on behalf of the City of New York (the "City"), in connection with the acquisition of certain real property located in the Willets Point Special District of the Borough of Queens, City and State of New York, in furtherance of the redevelopment and revitalization of Willets Point in accordance with the Willets Point Urban Renewal Plan.

The time and place of the hearing are as follows:

DATE: Thursday, February 26, 2026
TIME: 5:30 P.M. – 7:30 P.M.
LOCATION: Queens Public Library at East Elmhurst
 95-06 Astoria Blvd,
 East Elmhurst, NY 11369

Please note that you may also join this hearing virtually through a Zoom Webinar by visiting this link at https://nycedc.zoom.us/join/register/WN_42-SzNi-TtyUdO5VzqNIYg to register for the Willets Point Urban Renewal public hearing at the above scheduled date and time.

The purpose of this hearing is to inform the public of the proposed acquisition of 126-82, 126-94, 126-96 and 127-08 Willets Point Boulevard in furtherance of the revitalization of Willets Point, pursuant to the Willets Point Urban Renewal Plan, as may be amended from time to time, and the Willets Point Special District Plan. The purpose is also to review the public use to be served by the project and disclose its impact on the environment and local residents.

The property proposed to be acquired is identified as 126-82, 126-94, 126-96, and 127-08 Willets Point Boulevard (Block 1833, Lots 143, 165, 166 and 170 respectively) bounded by Willets Point Boulevard to the west and City-owned parcels to the south, east, and north on the Tax Map of the City of New York for the Borough of Queens. There are no proposed alternative locations. The proposed acquisition of the above referenced properties is necessary to meet the City's commitment described in the 2008 Environmental Impact Statement ("EIS") and subsequent memoranda, to advance the goals of the Willets Point Urban Renewal Plan.

Any person in attendance at this meeting, either in-person or virtually, shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed acquisition. Each speaker shall be allotted a maximum of five (5) minutes. In addition, written statements may be submitted to HPD at the address below, provided the comments are received by 5:00 P.M. on Thursday, March 12th, 2026, (which is fourteen (14) days after the public hearing date).

City of New York Department of Housing Preservation
 and Development
 Office of Neighborhood Strategies
 100 Gold Street,
 New York, NY 10038
 Attention: Queens & Staten Island Planning
 Cc: General Counsel

Note Pursuant to EDPL Section 202(C)(2): Those property owners who may subsequently wish to challenge the condemnation of their property via judicial review may do so only on the basis of issues, facts and objections raised at the public hearing.

f5-11

LANDMARKS PRESERVATION COMMISSION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, February 24, 2026, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation in the video conference may be available as well. Please check the hearing page on LPC's website

be limited to three minutes. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted for public comment, whichever occurs first.

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The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Elizabeth Le, Community and Intergovernmental Affairs Associate, at ele@lpc.nyc.gov or 212-602-7254 no later than five (5) business days before the hearing or meeting. Members of the public who are not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nyclpc and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

162 Dean Street - Boerum Hill Historic District
LPC-26-05944 - Block 195 - Lot 18 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS
 An Italianate style rowhouse designed by William Alexander and built in 1851-52. Application is to construct a rear yard addition.

29 Willow Street - Brooklyn Heights Historic District
LPC-26-06369 - Block 215 - Lot 3 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS
 An apartment house built in 1887. Application is to remove fire escape.

145 Wyckoff Street - Boerum Hill Historic District
LPC-26-06063 - Block 386 - Lot 68 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS
 A modified Italianate style rowhouse built in 1867-68. Application is to construct a rear yard addition.

317 Jefferson Avenue - Bedford Historic District
LPC-26-01129 - Block 1829 - Lot 56 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS
 A Neo-Grec style rowhouse designed by William Taylor and built c. 1882. Application is to alter the front and rear façades, and construct a rooftop bulkhead and rear yard addition.

10 Prospect Place - Park Slope Historic District Extension II
LPC-25-10638 - Block 938 - Lot 12 - **Zoning:** R6A
CERTIFICATE OF APPROPRIATENESS
 An Italianate style rowhouse built c. 1880. Application is to construct an elevated rear deck.

1184 Dean Street - Crown Heights North Historic District
LPC-26-05966 - Block 1212 - Lot 38 - **Zoning:** R6A; R6B; C2-4
CERTIFICATE OF APPROPRIATENESS
 A Romanesque Revival style rowhouse designed by Magnus Dahlander and built c. 1893. Application is to replace windows.

20 King Street - Charlton-King-Vandam Historic District
LPC-26-02927 - Block 519 - Lot 29 - **Zoning:** R7-2; C1-5
CERTIFICATE OF APPROPRIATENESS
 A Greek Revival style rowhouse designed by Pierre Lesueur and built in 1841. Application is to construct a rear yard addition and a stair bulkhead, modify the roof, install rooftop guardrails and a stoop gate, replace windows and remove metal lintel caps.

27 King Street - Charlton-King-Vandam Historic District
LPC-26-00756 - Block 520 - Lot 7501 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS
 A Vernacular Queen Anne Revival style school building built in 1886. Application is to enclose a rear yard canopy.