

Lory R. Alcala, Calendar Officer, 566-8510

DISPOSITION SHEET - PUBLIC MEETING OF..MARCH.12.,1986..... - CITY HALL, N.Y. - 10 A.M.

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
	MINUTES				47				
1	N 851123	ZRR		Approved Sched 3/26/86	48				
2	C 850950	MMK		" "	49				
3	C 851074	ZMK		" "	50				
4	C 851075	ZSK		" "	51				
5	C 851076	PNK		" "	52				
6	C 850683	GFK		" "	53				
7	C 860593 -	594	PPK	" "	54				
8	C 860596	PPK		" "	55				
9	N 860646	BDK		" "	56				* Re: Cal #35
10	C 850580	ZSM		" "	57				Hearing reopened.
11	C 860066	HAM		" "	58				Hearing continued to 3/26/86
12	C 860147	GFX		Hearing closed	59				
13	C 860532	PPX		" "	60				
14	C 860533	PPK		" "	61				
15	C 860534	PPK		" "	62				
16	C 860535	PPK		" "	63				
17	C 860536	PPK		" "	64				
18	C 860537	PPK		" "	65				
19	C 860538	PPM		" "	66				
20	C 860541 -	544	PPM	" "	67				
21	C 860496	HDM		" "	68				Present
22	N 860470	ZRM		" "	69				Chairman Stern
23	C 860635	HLM		RUC	70				Comm. Bond C
24	C 840580	MMR		For. Rept. Adapt	71				Gulino
25	C 850607	MMX		" " "	72				Mollen
26	C 860502	506	PPX	" " "	73				Schindler
27	C 860605	PPX		" " "	74				
28	C 860395 -	401	PPX	" " "	75				Mtg. Adjourned at 10:30 A.M
29	C 860439 -	441	PPX	" " "	76				
30	C 860494	PPK		" " "	77				
31	C 860402 -	406	PPK	" " "	78				
32	C 860144	MMQ		" " "	79				
33	C 860484 -	485	PPQ	Laid Over	80				
34	C 831160	ZMQ		Laid Over	81				
* 35	C 860283	PSQ		Meeting postponed cont. to 3/26/86	82				
36	C 860410	PPQ		For. Rept. Adapt	83				
37	C 850328	ZMQ		" " "	84				
38	C 851035	GFO		" " "	85				
39	C 860024	GFM		" " "	86				
40	C 831209	ZSM		" " "	87				
41	N 860626	ZRM		" " "	88				
42	N 860288	ZRY		Laid Over	89				
43	C 850635	MMM		Sched. 3/26/86	90				
44	C 860303	ZMM		" "	91				
45	N 860348	ZRM		" "	92				
46				" "	93				

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION
PUBLIC HEARING OF MARCH 12, 1986
MATTERS NOT ON THE PRINTED CALENDAR CONSIDERED BY UNANIMOUS CONSENT

S C H E D U L I N G

BOROUGH OF MANHATTAN

No. 43

C.B. 1

C 850635 AMM

IN THE MATTER OF an application submitted by the Battery Park City Authority pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the establishment of the lines and grades of Second Place west of Battery Place, the establishment of the lines and grades of Third Place east and west of Battery Place, laying out parcellations at the westerly termini of Second Place and Third Place, respectively, and within lands under water westerly of Second Place, adjacent to the U.S. Pierhead line, and showing modifications of various delineated easements, to facilitate the development of the south portion of Battery Park City, Borough of Manhattan, CD 1, in accordance with Map. Acc. No. 30112, dated December 23, 1985, and signed by the Borough President. The map was referred by the Board of Estimate on January 9, 1986. (Calendar No. 194)

Resolution for adoption scheduling March 26, 1986 for a public hearing.

No. 44

C.B. 1

N 860348 ZRM

IN THE MATTER OF AN application submitted by L.M. Dalton Corp. pursuant to Section 200 of the New York City Charter, for an amendment to the Zoning Resolution, relating to Section 111-03, the District Map for the Special Lower Manhattan Mixed Use District for the Special Lower Manhattan Mixed Use District (Appendix A), changing an A1 Area to an A2 Area, property bounded by Chambers Street, a line at right angles to Reade Street, distant 125 feet easterly of Greenwich Street, a line midway between Chambers Street and Reade Street, and a line at right angles to Chambers Street, distant 100 feet easterly of Greenwich Street, Borough of Manhattan, CD 1, as shown on a diagram dated January 27, 1986.

Resolution for adoption scheduling March 26, 1986 for a public hearing.

No. 45

C.B. 1

C 860303 ZMM

IN THE MATTER OF an application submitted by L.M. Dalton Corp. pursuant to Sections 197-c and 200 of the New York City Charter for amendment of the Zoning Map, Section No. 12a, changing from an M1-5 District to a C6-3 District, property bounded by Chambers Street, a line at right angles to Reade Street, distant 125 feet easterly of Greenwich Street, a line midway between Chambers Street and Reade Street, and a line at right angles to Chambers Street, distant 100 feet easterly of Greenwich Street, Borough of Manhattan, CD 1, as shown on a diagram dated January 27, 1986.

Resolution for adoption scheduling March 26, 1986 for a public hearing.

**COMPREHENSIVE
CITY PLANNING CALENDAR**

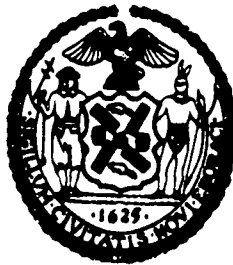
of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 12, 1986

**MEETING AT 10:00 A.M.
in the
CITY HALL**



Edward I. Koch, Mayor

City of New York

[No. 4]

Prepared by Lory R. Alcalá, Calendar Officer

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

1. A quorum shall consist of four members.
2. Final action by the Commission shall be by the affirmative vote of not less than four members.
3. Except by unanimous consent, matters upon which public hearings are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE—Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any member of a Community Planning Board, any civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 2 Lafayette Street, Room 1614, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list (\$60.00 for a two year subscription pro-rated) may do so by contacting the Calendar Information Office, 566-8510.

CITY PLANNING COMMISSION

2 Lafayette Street, New York, N.Y. 10007

- HERBERT STURZ, *Chairman*
- MAX BOND,
- JOHN P. GULINO,
- R. SUSAN MOTLEY,
- DENISE M. SCHEINBERG,
- THEODORE E. TEAH, *Commissioners*
- LORY R. ALCALA, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in City Hall, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, March 12, 1986

Calendar No. 4

- I. Roll Call; approval of minutes 1
- I. Scheduling March 26, 1986 1
- II. Public Hearings 9
- III. Reports 21

**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 1614, 2 Lafayette Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for March 26, 1986, in City Hall, Room 16, Manhattan, at 10:00 a.m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearings" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 10 sets of each.

Anyone wishing to present facts or to inform the Commission of their views on an item in this calendar, but who cannot or do not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

CITY PLANNING COMMISSION
Calendar Information Office—Room 1614
2 Lafayette Street, New York, N.Y. 10007

(Extra copies of this form may be obtained in the Calendar Information Office—Room 1614, 2 Lafayette Street.)

Subject _____

Date of Hearing _____ Calendar No.: _____

Borough _____ Identification No.: _____

CB No.: _____

Position:

Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

WEDNESDAY, MARCH 12, 1986

APPROVAL OF MINUTES OF Regular Meeting of
January 29, 1986
Special Meetings of February 3 and 10, 1986

**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MARCH 26, 1986
STARTING AT 10 A.M. in CITY HALL, MANHATTAN**

No. 1

CB 3

N 851123 ZRR

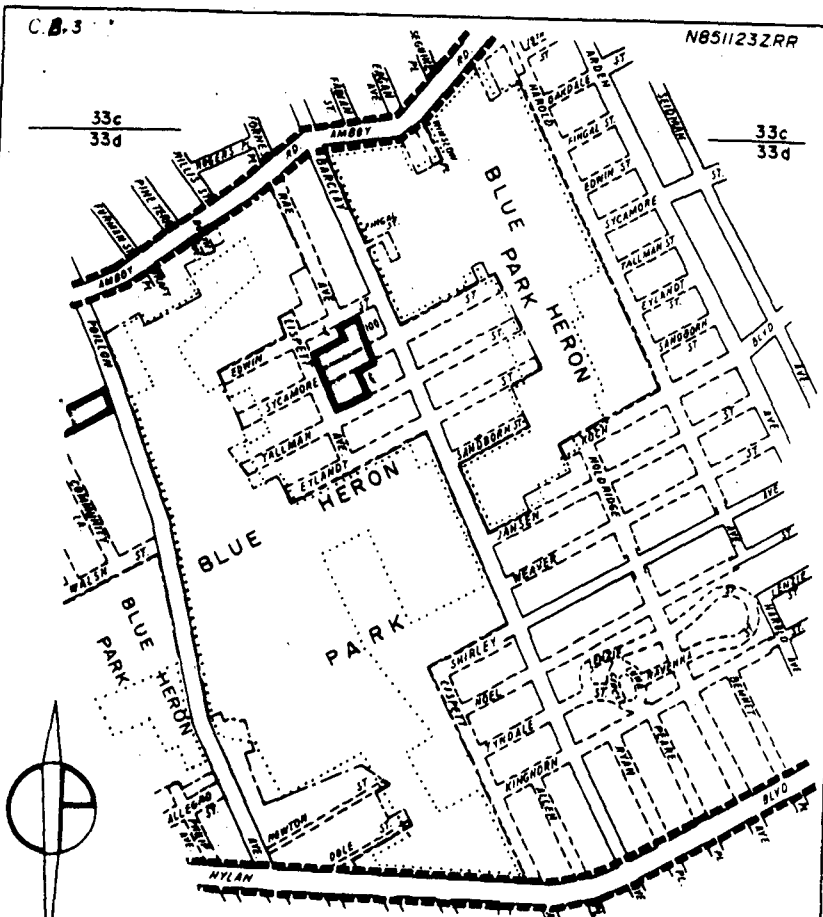
IN THE MATTER OF an application, pursuant to Section 200 of the New York City Charter and Section 107-21 of the Zoning Resolution to modify Section 107-06, the District Plan, [from the Staten Island Office of the Department of City Planning] for the **modification of the boundary of the Designated Open Space in the vicinity of Blue Heron Park.**

C.B.3

NBS11232RR

33c
33d

33c
33d



CITY PLANNING COMMISSION
CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED CHANGE IN DESIGNATED OPEN SPACE OF SECTION 107-200 OF ZONING RESOLUTION IN SOUTH RICHMOND SPECIAL DISTRICT PLAN MAPS





New York Certification Date
December 9, 1985

33c & 33d
BOROUGH OF
STATEN ISLAND

John Spoto P.E.
Director of Technical Services
Chief Engineer



NOTE:

-  indicates Zoning District boundary of open space network.
-  The area enclosed by the fine dotted line delineates areas to be deleted from designated open space network within the Special South Richmond Development District.
-  indicates area of open space network.
-  indicates a 20 Foot Setback if there is no parking within the setback, 35 Setback if parking is provided within the setback

Resolution for adoption scheduling March 26, 1986 for a public hearing.

BOROUGH OF BROOKLYN

Nos. 2,3,4 and 5

(Proposed map change, amendment of the Zoning Map, grant of a Special Permit and disposition of City-owned property for a proposed hotel with parking facilities.)

No. 2

CB 2

C 850950 MMK

IN THE MATTER OF an application submitted by the New York City Department of General Services, Division of Real Property, the New York City Public Development Corporation, and the Muss Development Company, pursuant to Sections 197-c and 199 of the New York City Charter, involving the **elimination of a mapped public place known as Columbus Plaza**, located between Adams Street and Jay Street, at the terminus of Pearl Street (Block 140, Lot 27), in accordance with Map No. 2373 dated December 5, 1985, and signed by the Borough President. The map was referred to the City Planning Commission on December 5, 1985.

Resolution for adoption scheduling March 26, 1986 for a public hearing.

No. 3

CB 2

C 851074 ZMK

IN THE MATTER OF an application submitted by the New York City Department of General Services, Division of Real Property, the New York City Public Development Corporation, and the Muss Development Company, pursuant to Section 197-c and 200 of the New York City Charter, for a **amendment of the zoning map**, Sections 16c and 12d to change from an R7-1 District to a C6-1 District property located at Block 140, Lot 27, between Adams and Jay Streets, and the terminus of Pearl Street, to allow the development of an 874,160 sq. ft.

building containing a 356 room hotel, banquet and conference facilities, a health club, 583,000 sq. ft. of office space, an attended public parking garage with 700 parking spaces, and the retention of 360 municipal parking spaces, as shown on a diagram dated January 6, 1986.

Resolution for adoption scheduling March 26, 1986 for a public hearing.

No. 4

CB 2

C 851075 ZSK

IN THE MATTER OF an application submitted by the New York City Department of General Services, Division of Real Property, the New York City Public Development Corporation, and the Muss Development Company, pursuant to Section 197-c and 200 of the New York City Charter, for a **special permit** pursuant to Section 74-52 of the Zoning Resolution

- a) to build a new public parking garage in a C6-1 District, containing 700 attended parking spaces; and
- b) to permit floor space in the garage, up to a height of 23 feet above curb level, to be exempted from the definition of floor area; and,

pursuant to Section 11-40 of the Zoning Resolution, for a modification of the plans of an existing garage in excess of 150 spaces that was permitted pursuant to Section 21-F of the Zoning Resolution of 1916, as amended, to reduce the number of parking spaces from 692 to 360 on property located between Adams Street and Jay Street, at the northerly terminus of Pearl Street, (Block 140, Lot 27).

Plans for this proposed public parking garage are on file with the City Planning Commission and may be seen in Room 1514; 2 Lafayette Street; New York, NY 10007.

Resolution for adoption scheduling March 26, 1986 for a public hearing.

No. 5

CB 2

C851076 PNK

IN THE MATTER OF an application submitted by the New York City Department of General Services, Division of Real Property for the disposition of city owned property, located between Adams Street and Jay Street, at the terminus of Pearl Street, (Block 140, Lot 27) to the New York City Public Development Corporation for subsequent long term lease to the Muss Development Company to allow the development of an 874,160 sq. ft. building containing a 356 room hotel, banquet and conference facilities, a health club, 538,000 square feet of office space, an attended public parking garage with 700 parking spaces, and the retention of 360 self park municipal parking spaces.

Resolution for adoption scheduling March 26, 1986 for a public hearing.

NOTICE

CB 2

On March 26, 1986 at 10:00 a.m. in City Hall, New York a **public hearing** will be held by the **Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement concerning a proposed hotel/office development** in the block generally bounded by Adams and Jay Streets, Pearl Street and Myrtle Avenue pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

No. 6

CB 2

C 850683 GFK

IN THE MATTER OF an application submitted by Watchtower Bible and Tract Society pursuant to section 197-c of the New York City Charter for the grant of revocable consent to continue to maintain and use a tunnel under and across Willow Street between Clark Street and Pineapple Street connecting premises of

the Watchtower Bible and Tract Society at 77-99 and 86 Willow Street on either side of Willow Street for the movement of people and goods between these buildings.

Resolution for adoption scheduling March 26, 1986 for a public hearing.

No. 7

CB 3,4

C 860593-594 PPK

IN THE MATTER OF an application by the Division of Real Property pursuant to Section 197-c of the New York City Charter for the disposition of 49 City-owned properties.

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860593PPK	3	48
860594PPK	4	1

A list and description of the properties can be seen at the City Planning Commission, 2 Lafayette Street-Room 1614, New York, N.Y. 10007.

Resolution for adoption scheduling March 26, 1986 for a public hearing.

No. 8

CB 7

C 860596 PPK

IN THE MATTER OF an application by the Division of Real Property pursuant to Section 197-c of the New York City Charter for the disposition of two City-owned properties.

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
829	31	272 55 Street
837	27	252 56 Street

Resolution for adoption scheduling March 26, 1986 for a public hearing.

No. 9

CB 14

N 860646 BDK

IN THE MATTER OF an application submitted by the Public Development Corporation pursuant to Section D3-4.0(c) Title D of Chapter 3 of the Administrative Code of the City of New York (Business Improvement Districts) of the **District Plan for the Church Avenue Business Improvement District.**

Resolution for adoption scheduling March 26, 1986 for a public hearing.

BOROUGH OF MANHATTAN

No. 10

CB 2

C 850580 ZSM

[Special Permit for a below grade public parking garage for 106 cars]

IN THE MATTER OF an application submitted by the Mott Street Joint Venture, pursuant to Sections 197-c and 200 of the New York City Charter and for the **grant of a special** permit pursuant to Section 74-52 of the Zoning Resolution for an underground public parking garage with a capacity of 106 spaces in a proposed seven story office building, and an authorization pursuant to Section 109-514 of the Zoning Resolution to modify provisions of Sections 109-21 and 109-112 of the Special District on property located on the southeast corner of Mott Street and Hester Street between Hester and Canal Streets, (Block 204, Lots 7,8,9, and 10).

Plans for this proposed public parking garage are on file with the City Planning Commission and may be seen in Room 1514; 2 Lafayette Street; New York, N.Y. 10007.

Resolution for adoption scheduling March 26, 1986 for a public hearing.

No. 11

CB 9

C 860066 HAM

IN THE MATTER OF the designation and disposition of city-owned property, pursuant to the Urban Development Action Area Act and Section 197-c of the New York City Charter.

Approval of three separate matters is requested:

- 1) Designation of 1425 Amsterdam Avenue [Block 1970, Lot 3], as an Urban Development Action Area;
- 2) Approval of an Urban Development Area Project (UDAAP) for the above property;
- 3) Disposition of the above property to a developer to be selected by HPD.

This property is part of a site for Logan Plaza, a new 12 story residential building containing 130 apartments.

This application was submitted by the Department of Housing Preservation and Development on July 15, 1985.

Resolution for adoption scheduling March 26, 1986 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BRONX

No. 12

CB 7

C 860147 GFX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Montefiore Medical Center pursuant to Section 197-c of the New York City Charter for the **grant of a 10-year renewal of revocable consent** to continue to maintain and use a tunnel under and across Bainbridge Avenue between East 210th Street and Gun Hill Road connecting premises of Montefiore Medical Center on either side of Bainbridge Avenue for the movement of people and goods between these buildings.

(On February 26, 1986 Cal. No. 5, the Commission scheduled March 12, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CB 4

C 860532 PPX

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the **disposition of 19 City-owned properties** pursuant to Section 197-c of the New York City Charter.

A list and description of the properties can be seen at the City Planning Commission, 2 Lafayette Street—Room 1614, New York, N.Y. 10007.

(On February 26, 1986 Cal. No. 6, the Commission scheduled March 12, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 14

CB 1

C 860533 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **proposed disposition of one City-owned property** via the Public Development Corporation to **Mona Lisa Furniture Inc.** In the event the PDC negotiation is unsuccessful, unrestricted disposition is requested.

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
3038	19	328 Stagg Street

(On February 26, 1986 Cal. No. 7, the Commission scheduled March 12, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CB 3

C 860534 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **proposed disposition of one City-owned property** via the Public Development Corporation to **East Coast Uniforms Corporation.** In the event the PDC negotiation is unsuccessful, unrestricted disposition is requested.

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
1885	67	481 Park Avenue

(On February 26, 1986 Cal. No. 8, the Commission scheduled March 12, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CB 3

C 860535 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the **disposition of one City-owned property** pursuant to Section 197-c of the New York City Charter:

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
1736	12	80 Sanford Street

(On February 26, 1986 Cal. No. 9, the Commission scheduled March 12, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CB 4

C 860536 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the **disposition of one City-owned property** pursuant to Section 197-c of the New York City Charter.

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
3438	24	34 Cooper Street

(On February 26, 1986 Cal. No. 10, the Commission scheduled March 12, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CB 16

C 860537 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of one City-owned property pursuant to Section 197-c of the New York City Charter.

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
3575	4	231 Livonia Avenue

(On February 26, 1986 Cal. No. 11, the Commission scheduled March 12, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

 BOROUGH OF MANHATTAN

No. 19

CB 3

C 860538 PPM

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of one City-owned property pursuant to Section 197-c of the New York City Charter.

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
420	48	156 Forsyth Street

(On February 26, 1986 Cal. No. 1, the Commission scheduled March 12, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CB 9,10,11,12

C 860541-544 PPM

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of 26 City-owned properties pursuant to Section 197-c of the New York City Charter.

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860541 PPM	9	3
860542 PPM	10	14
860543 PPM	11	2
860544 PPM	12	7

A list and description of the properties can be seen at the City Planning Commission, 2 Lafayette Street—Room 1614, New York, N.Y. 10007.

(On February 26, 1986 Cal. No. 2, the Commission scheduled March 12, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CB 3

C 860496 HDM

PUBLIC HEARING:

IN THE MATTER OF the disposition of City-owned property pursuant to Section 197-c of the New York City Charter.

The property to be disposed, 175 Rivington Street [Block 348, Lot 53], is a six story New Law walk-up with 26 residential units and two commercial units. The Department of Housing Preservation and Development (HPD) intends to sell the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families. The tenant association of the building has had management responsibility through HPD's Leasing Bureau since July 1, 1983.

This application was submitted by HPD on December 10, 1985.

(On February 26, 1986 Cal. No. 3, the Commission scheduled March 12, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CB 8

N 860470 ZRM

PUBLIC HEARING:

[Proposed Amendments to the Zoning Resolution concerning R8B Districts to permit community uses a maximum floor area ratio of 5.10]

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter of the **Zoning Resolution** of the City of New York, specifically Sections 24-01; 24-11 and 24-111.

Matter in bold type is new:

Matters in brackets [], is old, to be deleted;

Matters in *italics* is defined in Section 12-10.

24-01

Applicability of this Chapter

The *bulk* regulations of this chapter apply to any *community facility building* or any *building* used partly for a *community facility use* on any *zoning lot* located in any *Residence District* in which such *building* is permitted. As used in this chapter, the term "*any building*" shall therefore not include a *residential building*, the *bulk* regulations for which are set forth in Article III, Chapter 3. In addition, the *bulk* regulations of this chapter or of specified sections thereof also apply in other provisions of this resolution where they are incorporated by cross reference.

All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the sections indicated in Column C.

<u>Column A</u>	<u>Column B</u>	<u>Column C</u>
R8A	R8	24-11, 24-111 , 24-382, 24-52, 24-523
R8B	R8	24-11, 24-21, 24-382 24-52, 24-111 , 24-523,
R9A	R9	24-11, 24-111 , 24-21 24-22, 24-382 24-52, 24-523
R9X		24-11, 24-22, 24-382
R10A	R10	24-52, 24-523

24-11

Maximum Floor Area Ratio and Percent of Lot Coverage

In all districts, as indicated, for any *community facility building* or any *building* used partly for a *community facility use* on any *zoning lot*, the maximum *floor area ratio* and maximum percent of *lot coverage* shall not exceed the *floor area ratio* and *lot coverage* set forth in the table at the end of this section except as otherwise provided in the following sections:

R1 R2 R3 R4 R5
R6 R7 R8 R9 R10

Section 24-13 (Floor Area Bonus for Deep Front and Wide Side Yards)

Section 24-14 (Floor Area Bonus for a Plaza)

Section 24-15 (Floor Area Bonus for a Plaza-Connected Open Area)

Section 24-16 (Floor Area Bonus for Arcades)

Section 24-18 (Special Provisions for Zoning Lots Divided by District Boundaries).

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

Notwithstanding any other provision of this resolution, the maximum *floor area ratio* in an *R9* or *R10* District shall not exceed 12.00.

In R9A, R9X and R10A Districts the bonus provisions of Sections 24-14 (Floor Area Bonus for a Plaza) 24-15 (Floor Area Bonus for a Plaza-Connected Open Area) and 24-16 (Floor Area Bonus for Arcades) shall not apply and the maximum *floor area ratio* shall not exceed that set forth in the table below.

(Maximum Floor Area Ratio and Maximum Lot Coverage Table)

However, the *floor area ratios* listed in this table shall not apply to *community facility uses* which are subject to the provisions of Section 24-111 (Bulk regulations for certain community facility uses).

All *developments* or *enlargements* located within the boundaries of Community Board #7 in the Borough of Manhattan shall be subject to the requirements of Section 23-151 (R10 Infill) and no *floor area* bonus shall be granted for such *developments* or *enlargements*, excepts as otherwise set forth in Section 23-151. However, notwithstanding this or any other provision of this resolution, R10 infill regulations shall not apply in R10A Districts.

MAXIMUM FLOOR AREA RATIO AND
MAXIMUM LOT COVERAGE

Lot coverage
percent of lot area)

<i>Floor area ratio</i>	<i>Corner lot</i>	<i>Interior lot or through lot</i>	
1.00	60	55	R1
1.00	60	55	R2
1.00	60	55	R3
2.00	60	55	R4
2.00	60	55	R5
4.80	70	65	R6
4.80	70	65	R7-1
6.50	70	65	R8
6.50	75	65	R7-2
6.50	80	70	R8A
4.00	80	70	R8B*
10.00	75	65	R9
7.50	80	70	R9A
9.00	80	70	R9X
10.00	75	65	R10
10.00	100	70	R10A

***Within the boundaries of Community Board 8 in the Borough of Manhattan, the maximum floor area ratio on a zoning lot or portion of a zoning lot in an R8B district containing only community facility uses listed in Use Groups 3 and 4 shall not exceed 5.10.**

24-111

Maximum Floor Area Ratio for Certain Community Facility Uses

(a) In the districts indicated for any *zoning lot* containing *community facility uses* other than those *uses* for which a permit is required pursuant to Section 22-21 (By the Board of Standards and Appeals), Section 73-12 (Community Facility Uses in R1 or R2 Districts) and Section 73-13 (Open Uses in R1 and R2 Districts) or where bulk modification is authorized pursuant to Section 74-901 (Bulk Modifications for Certain Community Facility Uses), the maximum *floor area ratio* shall not exceed the *floor area* permitted for *residential uses* by the applicable district regulations. The provisions of this paragraph shall not apply to *buildings* for which plans were filed with the Department of Buildings prior to November 15, 1972 including any subsequent amendments thereof.

(b) In the districts indicated for any *zoning lot* containing nursing homes, health related facilities or domiciliary care facilities for adults each of which have secured certification by the appropriate governmental agency, sanitariums or philanthropic or non-profit institutions with sleeping accommodations as listed in Use Group 3, the allowable *floor area ratio* shall not exceed the maximum floor area ratio as set forth in the table below, except where the permissible *floor area ratio* is modified pursuant to Section 74-902 Bulk modifications for certain community facility uses).

*Maximum Floor Area
Ratio Permitted*

0.50	R3
0.75	R4
1.27	R5
2.43	R6
3.44	R7
6.02	R8
6.02	R8A
4.00	R8B*
7.52	R9
7.50	R9A
9.00	R9X

***Within the boundaries of Community Board 8 in the Borough of Manhattan, the maximum floor area ratio on a zoning lot or portion of a zoning lot in an R8B district containing only community facility uses listed in Use Group 3 shall not exceed 5.10.**

(On February 26, 1986 Cal. No. 4, the Commission scheduled March 12, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CB 7

C 860635 HLM

PUBLIC HEARING:

IN THE MATTER OF an application from the Human Resources Administration pursuant to Section 197-c of the New York City Charter for the lease of privately-owned property.

The property proposed to be leased is the Goddard-Riverside Senior Citizen Center located at **593 Columbus Avenue, Site 41 (Block 1202, Lot 1) within the West Side Urban Renewal Area.**

The Human Resources Administration intends to lease this property from an Article XI Housing Development Fund Company **for the purpose of providing a 7000 square foot space within an existing structure.**

(On February 26, 1986 Cal. No. 43, the Commission scheduled March 12, 1986 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF STATEN ISLAND

No. 24

CB 1

C 840580 MMR

IN THE MATTER OF an application submitted by the Procter and Gamble Mfg. Co. pursuant to Section 197-c of the City Charter and Chapter 15, Title E of the Administrative Code of the City of New York for **an amendment the city map** involving the discontinuance and closing of Catherine Place from Richmond Terrace to a line 414.86 ft. south in order to extinguish the public interest and facilitate future industrial development, in accordance with Map No. 4067, dated June 28, 1985 and signed by the Borough President. [The map was referred by the Borough President's Office on November 4, 1985.]

(On January 29, 1986, Cal. No. 11, the Commission scheduled February 26, 1986 for a public hearing. On February 26, 1986 Cal. No. 17 the hearing was closed.)

For consideration.

BOROUGH OF THE BRONX

No. 25

CB 12

C 850607 MMX

IN THE MATTER OF an application submitted by the New York City Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter, for an **amendment to the City Map** involving a change in the legal grades of Kingsland Avenue between Mace and Allerton Avenues and Mace Avenue from Kingsland Avenue to Tiemann Avenue in order to facilitate the reconstruction of streets generally within the vicinity of Allerton and Westervelt

Avenues under Highway Contract HWX482C, in accordance with Map No. 11999, dated November 15, 1985, and signed by the Borough President.

(On January 29, 1986, Cal. No 9, the Commission scheduled February 26, 1986 for a public hearing. On February 26, 1986 Cal. No. 18 the hearing was closed.)

For consideration.

No. 26

CB 1,2,3,4,5

C 860502-506 PPX

IN THE MATTER OF an application by the Division of Real Property for the **disposition of eighteen (18) City-owned properties** pursuant to Section 197-c of the New York City Charter.

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860502 PPX	1	7
860503 PPX	2	2
860504 PPX	3	5
860505 PPX	4	2
860506 PPX	5	2

A list and description of the properties can be seen at the City Planning Commission, 2 Lafayette Street-Room 1614, New York, N.Y. 10007.

(On January 29, 1986, Cal No. 10, the Commission scheduled February 26, 1986 for a public hearing. On February 26, 1986 Cal. No. 19 the hearing was closed.)

For consideration.

No. 27

CB 4

C 860605 PPX

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the disposition of one City-owned property as follows:

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
2487	35, 41, 46, 49, 52, 55, 58, 61, 64, 67	W/S/ Gerard Avenue between E. 165th Street and McClellan Street.

(On February 10, 1986, Cal. No. 1, the Commission scheduled February 26, 1986 for a public hearing. On February 26, 1986, Cal. No. 20, the hearing was closed. On March 4, 1986, Cal. No. 7, the item was laid over.)

For consideration.

 No. 28

CB 1, 2, 3, 4, 5, 6, 7

C 860395-401 PPX

IN THE MATTER OF an application by the Division of Real Property for the disposition of thirty-eight (38) City-owned properties pursuant to Section 197-c of the New York City Charter.

<u>ULURP. NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860395 PPX	1	8
860396 PPX	2	1
860397 PPX	3	3
860398 PPX	4	4
860399 PPX	5	15
860400 PPX	6	5
860401 PPX	7	2

A list and description of the properties can be seen at the City Planning Commission, 2 Lafayette Street-Room 1614, New York, N.Y. 10007.

(On January 13, 1986, Cal. No. 8, the Commission scheduled January 29, 1986 for a public hearing. On January 29, 1986, Cal. No. 24, the hearing was closed. On February 26, 1986, Cal. No. 32, the item was laid over.)

For consideration.

No. 29

CB 1, 2, 3

C 860439-441 PPX

IN THE MATTER OF an application by the Division of Real Property for the disposition of twenty-two (22) City-owned properties pursuant to Section 197-c of the New York City Charter.

<u>ULURP. NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860439 PPX	1	4
860440 PPX	2	10
860441 PPX	3	8

A list and description of the properties can be seen at the City Planning Commission, 2 Lafayette Street-Room 1614, New York, N.Y. 10007.

(On January 13, 1986, Cal. No. 9, the Commission scheduled January 29, 1986 for a public hearing. On January 29, 1986, Cal. No. 25, the hearing was closed. On February 26, 1986, Cal. No. 33, the item was laid over.)

For consideration.

BOROUGH OF BROOKLYN

No. 30

CB 4

C 860494 PPK

IN THE MATTER OF an application by the Division of Real Property for the disposition of fifteen (15) City-owned properties pursuant to Section 197-c of the New York City Charter.

A list and description of the properties can be seen at the City Planning Commission, 2 Lafayette Street-Room 1614, New York, N.Y. 10007.

(On January 29, 1986, Cal. No. 13, the Commission scheduled February 26, 1986 for a public hearing. On February 26, 1986, Cal. No. 22, the hearing was closed.)

For consideration.

No. 31

CB 3, 4, 5, 7, 16

C 860402-406 PPK

IN THE MATTER OF an application by the Division of Real Property for the **disposition of twenty-three (23) City-owned properties** pursuant to Section 197-c of the New York City Charter.

<u>ULURP. NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
860402 PPX	3	6
860403 PPX	4	9
860404 PPX	5	5
860405 PPX	7	1
860406 PPX	16	2

A list and description of the properties can be seen at the City Planning Commission, 2 Lafayette Street-Room 1614, New York, N.Y. 10007.

(On January 13, 1986, Cal. No. 2, the Commission scheduled January 29, 1986 for a public hearing. On January 29, 1986, Cal. No. 29, the hearing was closed. On February 26, 1986, Cal. No. 35, the item was laid over.)

For consideration.

BOROUGH OF QUEENS

No. 32

CB 2

C 860144 MMQ

IN THE MATTER OF an application submitted by the NYC Dept. of Transportation pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving a change in the legal grades of 21st Street (Bridge) between 49th Avenue and 47th Road to facilitate the

reconstruction of the 21st Street Bridge, in accordance with Map No. 4812 dated November 1, 1985 and signed by the Borough President. The map was referred by the Board of Estimate on November 14, 1985 (Cal. No. 247).

(On January 29, 1986, Cal. No. 1, the Commission scheduled February 26, 1986 for a public hearing. On February 26, 1986 Cal. No. 23 the hearing was closed.)

For consideration.

No. 33

CB 5, 12

C 860484-485 PPQ

IN THE MATTER OF an application by the Division of Real Property for the disposition of eight (8) City-owned properties pursuant to Section 197-c of the New York City Charter.

<u>ULURP. NO.</u>	<u>C.B.</u>	<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
860484 PPQ	5	3542	1	11-15 Irving Avenue
860485 PPQ	12	12364	121	117-28 168th Street
860485 PPQ	12	12641	16	W/S of Francis Lewis Blvd., 71 feet S/O Nashville Blvd.
860485 PPQ	12	13044	150	N/W corner of Springfield Blvd., and 141st Avenue
860485 PPQ	12	13044	63	N/E corner of 141st Ave. and Coombs St.
860485 PPQ	12	10192	8	S/S 110th Rd., 190 feet E/O N.Y. Blvd.
860485 PPQ	12	10839	26	S/S 99th Ave., 140 feet W/O 193rd st.
860485 PPQ	12	12574	9	N/E corner of 140th Ave. and 168th Pl.

(On January 29, 1986, Cal. No. 2. the Commission scheduled February 26, 1986 for a public hearing. On February 26, 1986 Cal. No. 24 the hearing was closed.)

For consideration.

No. 34**CB 11****C 831160 ZMQ**

IN THE MATTER OF an application submitted and initiated by the Harding Heights Civic Association pursuant to Sections 197-c and 201 of the New York City Charter, for an **amendment of the Zoning Map**, Section No. 10d, changing within an existing R3-2 district from a C2-2 District to a C1-2 District, property bounded by Booth Memorial Avenue, 183rd Street and the Horace Harding Expressway, and 185th Street as shown on a diagram dated December 16, 1985.

(On January 29, 1986, Cal. No. 3, the Commission scheduled February 26 1986 for a public hearing. On February 26, 1986 Cal. No. 25 the hearing was closed.)

For consideration.

No. 35**CB 2****C 860283 PSQ**

IN THE MATTER OF an application submitted by the New York City Police Department pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of property** located at 47-07 and 47-15 Pearson Place between Skillman Avenue and 27th Street, Block 98, Lots 2, 9 and 11 as shown more specifically in a diagram provided by the New York City Police Department and dated September 19, 1985 for the expansion of the Police Department Property Clerk Warehouse.

(On January 29, 1986, Cal. No. 4, the Commission scheduled February 26, 1986 for a public hearing. On February 26, 1986 Cal. No. 26 the hearing was closed.)

For consideration.

No. 36

CB 13

C 860410 PPQ

IN THE MATTER OF an application by the Division of Real Property for the disposition of one City-owned property pursuant to Section 197-c of the New York City Charter.

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
13266	39 (Part Of)	N/E corner of Sunrise Highway and Hook Creek Blvd.

(On January 13, 1986, Cal. No. 12, the Commission scheduled January 29, 1986 for a public hearing. On January 29, 1985, Cal. No. 15, the hearing was continued to February 26, 1986. On February 26, 1986 Cal. No. 27 the hearing was closed.)

For consideration.

No. 37

CB 13

C 850328 ZMQ

IN THE MATTER OF an application submitted by Funnel Equities, Inc., pursuant to Sections 197-c and 200 of the New York City Charter, for an amendment of the Zoning Map, Section No. 19B, establishing within an existing R3-2 District, a C1-2 District, bounded by Guy Brewer Boulevard on the west, South Conduit Avenue on the north, a line, 507 feet east of the intersection of Guy Brewer Boulevard and South Conduit Avenue and perpendicular to South Conduit Avenue, on the east, and a line, 100 feet north of 145th Road (where it is parallel to South Conduit Avenue) and parallel to South Conduit Avenue, on the south, to permit the development of a supermarket and accessory parking, as shown on the diagram dated November 4, 1985.

(On December 11, 1985, Cal. No. 1, the Commission scheduled January 15, 1986 for a public hearing. On January 15, 1986, Cal. No. 23, the hearing was continued to January 29, 1986. On January 29, 1986, Cal. No. 17, the hearing was closed. On February 26, 1986, Cal. No. 41, the item was laid over.)

For consideration.

No. 38

CB 2

C 851035 GFQ

IN THE MATTER OF an application by the New York City Department of Sanitation, pursuant to Section 197-c of the New York City Charter, for the grant of a 10 year revocable consent to construct, maintain and use a bridge over and across 52nd Road between 58th Street and 58th Place, to connect the premises located at 52-35 58th Street and the premises proposed to be located at 52-07 58th Street to facilitate the movement of administrative personnel between the existing and proposed buildings.

Plans for this proposed bridge are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, New York 10007.

(On December 11, 1985, Cal. No. 2, the Commission scheduled January 15, 1986 for a public hearing. On January 15, 1986, Cal. No. 24, the hearing was closed. On January 29, 1986, Cal. No. 33, the item was laid over. On February 26, 1986, Cal. No. 42, the item was laid over.)

For consideration.

BOROUGH OF MANHATTAN

No. 39

CB 5

C 860024 GFM

IN THE MATTER OF an application submitted by Metropolitan Life Insurance Company pursuant to Section 197-c of the New York City Charter for the **grant** of a ten-year renewal of a **revocable consent** to continue to maintain and use a bridge varying from 17 feet, 1.5 inches to 21 feet in height and 11 feet in width over East 24th Street between Madison Avenue and Park Avenue South for use as a passageway and mail conveyance.

(On January 29, 1986, Cal. No. 5, the Commission scheduled February 26, 1986 for a public hearing. On February 26, 1986 Cal. No. 12, the hearing was closed.)

For consideration.

No. 40

CB 2

C 831209 ZSM

IN THE MATTER OF an application, pursuant to Section 74-782 of the Zoning Resolution from Max Landau (owner) for the **grant of a Special Permit** to modify section 42-14D1 (b) to permit conversion to Joint Living-Work Quarters for Artists of floors three and five in a building whose lot coverage exceeds 5,000 square feet. The building is located on the north side of Canal Street between Howard and Mercer Streets (307-311 Canal Street A.K.A. 49-53 Howard or 2-10 Mercer) within the SoHo M1-5B district.

(On January 29, 1986, Cal. No. 6, the Commission scheduled February 26, 1986 for a public hearing. On February 26, 1986, Cal. No. 13, the hearing was closed.)

For consideration.

 No. 41

CB 4 and 5

N 860626 ZRM

[Proposed zoning text amendment with regard to the extension of the Sunset Date from April 15, 1986 to May 13, 1988, in the Theatre Subdistrict in the Borough of Manhattan.]

IN THE MATTER OF amendments pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Section 81-71, as follows:

Matter in **Bold** type is new;

Matter in brackets [] is old, to be omitted;

Matter in *italics* is defined in Section 12-10.

81-70 SPECIAL REGULATIONS FOR THEATRE SUBDISTRICT

81-71

General Provisions

The regulations of Sections 81-72 to 81-74, inclusive, relating to Special Regulations for the Theatre Subdistrict are applicable only in the Theatre Subdistrict, whose boundaries are shown on Map No. 2 (Special Midtown and Subdistricts). They supplement or modify the regulations of this Chapter applying generally to the *Special Midtown District* of which the Subdistrict is a part.

In order to preserve and protect the character of the Theatre Subdistrict as a cultural and theatrical showcase as well as to help insure a secure basis for the useful cluster of shops, restaurants and related amusement activities, special incentives and controls are provided for the preservation and rehabilitation of existing theatres and the addition of new theatres, and special restrictions are placed on ground floor *uses* and signage within the Subdistrict.

The Mayor of the City of New York shall appoint a Theatre Advisory Council (The "Council") and name a chairperson. Other members of the "Council" shall include representatives of the performing arts, the theatrical industry and related professions. The "Council" shall advise the City Planning Commission concerning applications for special permits or certification pursuant to Section 81-74.

Applications shall be referred by the Commission to the "Council" for an advisory report prior to certification for ULURP (Uniform Land Use Review Procedure) review. Such advisory report shall assist the Commission in evaluating each special permit application and in making each of the required findings therein concerning demolition pursuant to Sections 81-742 or the *floor area* bonus pursuant to Sections 81-744 or 81-745. In all special permits or certifications involving the preservation or rehabilitation of existing theatres or the construction of new theatres, the "Council" shall advise the Commission on the adequacy of the assurances required by Section 81-743 for continuance of legitimate theatre use.

The regulations of Sections 81-72 through 81-74, relating to a Special Theatre Subdistrict will expire on [April 15, 1986] *May 13, 1988*. At that time or prior thereto, the City Planning Commission will submit to and the Board of Estimate will act upon further zoning action or actions based upon a comprehensive review undertaken by the City Planning Commission with the full participation and advice of the Theatre Advisory Council authorized herein. Such *review will include additional planning* proposals to strengthen the long-term viability of the legitimate theatres through alternative accommodations, such as but not limited to, the designation of the special character of the Theatre District, actions of the Landmarks Preservation Commission, consideration of air rights and implementation of special criteria for the theatre demolition permits.

(On February 3, 1986, Cal. No. 1, the Commission scheduled February 26, 1986 for a public hearing. On February 26, 1986, Cal. No. 15, the hearing was closed.)

For consideration.

CITYWIDE

No. 42

Citywide

N 860288 ZRY

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter of the **Zoning Resolution** of the City of New York, relating to Sections 25-162, 25-23, 25-241 and 25-25 **concerning accessory off-street parking requirements** for residential uses in R8B Districts as follows:

Matter in **bold type** is new;

Matter in brackets [], is old, to be deleted;

Matters in *italics* is defined in Section 12-10.

25-162

In R6, [or] R7 or R8B Districts

In the districts indicated, on a *zoning lot* used for **R6 R7 R8B residences**, not more than one off-street parking space shall be provided for every 300 square feet of *lot area*.

25-23

Requirements Where Group Parking Facilities Are Provided

In all districts, as indicated, for all new *residences* developed under single ownership or control where *group parking facilities* are provided, *accessory* off-street parking spaces shall be provided for at least that percentage of the total number of *dwelling units* set forth in the following table. Such spaces shall be kept available to the residents of the *building* or *development*, in accordance with the provisions of Section 25-41 (Purpose of Spaces, and Rental to Non-Residents).

PARKING SPACES REQUIRED WHERE GROUP

PARKING FACILITIES ARE PROVIDED

Percent of total
dwelling units

100.....	R1 R2 R3 R4 R5 R6 R7 R8 R9 R10
85.....	R5
70.....	R6
60.....	R7-1
50.....	R7-2, R8B
40.....	R8 R9 R10

25-241

Reduced requirements

In the districts indicated, for *zoning lots* of 10,000 or 15,000 square feet or less, the number of required *accessory* off-street parking spaces is as set forth in the following table:

REDUCED REQUIREMENTS FOR SMALL ZONING LOTS

PARKING SPACES REQUIRED

AS A PERCENT OF TOTAL

<i>Lot area</i>	<i>dwelling units</i>	
	50	R6
10,000 square feet or less	30	R7-1
	30	R7-2 R8B
10,001 to 15,000 square feet	20	R8 R9 R10

25-25

Modification of Requirements for Public or Publicly-Assisted Housing or for Non-profit Residences for the Elderly.

In all districts, as indicated, *accessory* off-street parking spaces shall be provided for at least that percentage of the total number of *dwelling units* in each category as set forth in the following table, for:

R1 R2 R3 R4 R5 R6
R7 R8 R9 R10

(a) All *dwelling units* in publicly-assisted housing *developments* approved by the City Planning Commission and the Board of Estimate which limit maximum tenant income and receive cash and/or interest subsidies under Federal mortgage programs;

(b) All *dwelling units* in low rent public housing *developments* owned by or constructed for the New York City Housing Authority or other public authority and receiving cash subsidies, or *dwelling units* in new housing *developments* approved by the City Planning Commission and the Board of Estimate that are reserved for low-income tenants for a period of not less than 40 years at rentals equivalent to rentals in low rent public housing *developments* receiving cash subsidies;

(c) All *dwelling units* in publicly-assisted housing *developments* approved by the City Planning Commission and the Board of Estimate which limit maximum tenant income and receive rent subsidy programs, other than such *developments* owned by or constructed for the New York City Housing Authority which have received "plan" and "project" approval prior to June 20, 1985; and *non-profit residences for the elderly* or *dwelling units for the elderly*.

(d) *Non-profit residences for the elderly or dwelling units* in a publicly-assisted or public housing development that are reserved for elderly tenants for a period of not less than 40 years and that comply with the appropriate space requirements for related accessory social and welfare facilities set forth in Section 12-10 (Non-profit residence for the elderly).

PARKING SPACES REQUIRED FOR PUBLIC OR PUBLICLY ASSISTED HOUSING

DEVELOPMENTS OR *Non-profit Residences for the Elderly*

	Federal	<i>Public Housing</i>	<i>Non-profit</i>	
	Rent	Developments	<i>Residences for</i>	
Publicly	Subsidy	or <i>dwelling units</i>	<i>the Elderly or</i>	
Assisted	Programs	for low income	<i>dwelling units</i>	
Housing		tenants	<i>for the elderly</i>	
80	65	50		R1 R2
80	65	50	35.	R3 R4
70	56	42.5	31.5	R5
55	45	35	22.5	R6
45	38	30	20	R7-1
30	23	15	12.5	R7-2 R8B
30	21	12	10.	R8 R9 R10

(On January 29, 1986, Cal. No. 8, the Commission scheduled February 26, 1986 for a public hearing. On February 26, 1986 Cal. No. 12 the hearing was closed. On March 4, 1986, Cal. No. 8, the item was laid over.)

For consideration.
