## PROCEDURE FOR REQUESTS FOR CITY PLANNING RECORDS PURSUANT TO THE FREEDOM OF INFORMATION LAW

- 1. Request For Records: Any request to inspect or copy records kept or held by the Department of City Planning (DCP) shall be made in writing and addressed to the Records Access Officer. The request should reasonably describe the record or records sought and should, whenever possible and as applicable, supply information regarding dates, Borough/Block/Lot, address, street name, CP or ULURP number(s), CEQR number, project name or other information which will enable the Records Access Officer to identify the records sought.
  - 2. Records Access Officer: The Records Access Officer for DCP is:

Wendy Niles
Dept. of City Planning
22 Reade Street, 2W
New York, New York 10007
Tel: (212) 720-3208
Fax: (212) 720-3219

E-mail: FOIL@planning.nyc.gov

3. Hours and Location for Inspection of Records: Upon written notification by the Records Access Officer that records are available in response to a request, such records may be inspected from 10:00 a.m. to 5:00 p.m. at the office of the Records Access Officer, unless the Records Access Officer designates a more specific time or location. In no case may records be removed from agency premises. Copies of any of the inspected records will not be prepared unless and until the associated copying fee (and postage fee, if applicable) has been paid (see below). When possible, the Records Access Officer will scan and e-mail responsive records to the requesting party, for which there is, under normal circumstances, no associated copying fee.

4. <u>Copying Fee</u>: The Records Access Officer will inform the requesting party of any fee associated with copying responsive records. Actual cost will be charged for any storage device or media or if more than two hours of an employee's time is needed or an outside service must be engaged for photocopying or reproduction. Except when a different fee is otherwise prescribed by law, the following fees currently apply:

Copy Medium	Fee per unit (\$)
8"x11" to 9"x14" sheet (black/white)	0.25
8"x11" to 9"x14" sheet (color)	0.50
11"x17" sheet (black/white)	0.90
11"x17" sheet (color)	1.80
3'x 2' sheet	4.40
3'x 3' sheet	6.60
3'x 4' sheet	8.80
3' x 5' sheet	11.00
CD-ROM	1.00
Cassette tape	5.00

Payment of the copying fee (and postage fee, if applicable) must be made first, before the Department will prepare a copy of a record. Payments must be made through the DCP Bookstore, either in person or via the "DCP Bookstore Order Form", which may be downloaded from DCP's website (<a href="www.nyc.gov/dcp">www.nyc.gov/dcp</a>) and mailed or faxed as indicated below:

Dept. of City Planning Bookstore
22 Reade Street
New York, New York 10007
First floor, at entrance
Open Monday 12pm to 4:00pm, and
Tuesday thru Friday 10:00am to 1:00pm

Tel: 212-720-3667 Fax: 212-720-3646

- 5. <u>Appeal</u>: When a request for access has been denied in writing in whole or in part by the Records Access Officer, the requesting party may appeal the decision to the appeal officer within 30 days of the denial. An appeal shall be in writing, addressed to the appeal officer, and shall include the date of the request, the date of the denial, the records which were requested, and the name and address of the requesting party.
  - 6. Appeal Officer: The appeal officer for DCP is:

David Karnovsky, Esq.
General Counsel
Dept. of City Planning
22 Reade Street, 2N
New York, New York 10007
Tel: (212) 720-3400

Fax: (212) 720-3400

118 East 60	th Street			Publi	ic Spac	ce Rec	ord:	801
Plaza Tower	•		Book:			ook:	244	
i. General Informa	ation:						***************************************	
Building Address:	118 East	60th Street						
Building Name:	Plaza To	wer						
<b>Building Location:</b>	South sid	e of East 60th Street b	etween Le	xington and	Park Avenu	ies		
Public Space:	Arcade	9	V	Plaza		Through	h Block Conr	nection
	Cover	ed Pedestrian Space		Residential	Plaza		h Block Galle	
	☐ Elevat	ed Plaza		Sidewalk W	/idening	Urban		
	Open .	Air Concourse		Through Blo	ock Arcade			
	Other	Space:						
Public Space Location	: South side	of East 60th Street bet	ween Lexi	ngton and Pa	ark Avenue			
Primary Building Use:	Residential		Stories:	33	Year Co	mpleted:		1965
Block/Lot #:	1394/7		NB #:	110/61	Commu	ınlty Distric	t:	8
Owner:	118 E 60 Ow	mers Inc				·		
Address:	c/o Elm anag	ement,1035 Second Av	venue	New York, 10022	NY T	elephone:	✓ Co-op/ (212) 293-0	
Managing Agent:	Elm Manager	nent						
Address:	1035 Second	Avenue		New York, 10022	NY To	elephone:	(212) 293-03	300
Developer:								
<b>Building Architect:</b>	Samuel Paul	& Seymour Jarmul						
Principal Public Space Designer:	Samuel Paul	& Seymour Jarmul						
II. Legal Basis For	Public Spa	Ce:						
Department of Build	ings (DOB)	City Planning Comr	mission (C	CPC)	Bo	oard of Sta	ndards and A	Anneals
✓ As-of-Rigt	nt	Authorization	1-7-00	ification			(BSA)	фросіо
		☐ Certification	Spec	ial Permit		☐ Spec	ial Permit	
		Chairperson's Certification	☐ Zoni	ng Amendm	ent	Varia	nce	
Board of Estimate (E	IOE)		Othe					
City Council (CC)		Owner			Oth	ner .		
Board of Estimate	Resolution	Performance E	3ond					
City Council Res	olution	Restrictive Dec	ciaration					
Actions:								
1. Action: DO	DB As-of-Right	Number:			Date:			
	2-10	-	Definition	ns	- u.u.			
Subject: PI	aza							

Page 1559 of 2080

### 118 East 60th Street Plaza Tower

Public Space Record:

801

Book:

Area (sf)

248,540

55,231

244

#### III. Zoning Computations:

#### A. Base Zoning Floor Area:

**Base Zoning Floor Zoning District** Zoning Lot Area (sf) Floor Area Ratio C5-3 16,569.30 15.00 C6-4

5,523.10 10.00

Total ZLA (sf): 22,092 Total Allowed Base ZFA (sf): 303,771

B. Bonus Zoning Floor Area:

Size Provided for **Generated Bonus Zoning Public Space** Bonus (sf) **Bonus Multiplier** Floor Area (sf)

Plaza 6,276.00 6.00 37,656

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

37,656

Total Capped Bonus ZFA (sf): (3 FAR x 16,569.3 sf) + (2 FAR

60,754

TOTAL ALLOWED BONUS ZFA (sf):

37,656

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

n

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

341.427

FAR: 15

Total Built ZFA (sf):

297.473

FAR:

13

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

37,657

**Bonus Utilization Rate:** 

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

+ Adjustment

Reason for Adjustment:

43,954

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1560 of 2080

118 East 60th Street	Publi	Public Space Record:				
Plaza Tower		Book	:: 244			
IV Required Type and Size of Public Spa	ce:					
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification			
Plaza	6,276.00		Marginal			
V Required Hours of Access:						
✓ 24 Hours						
Restricted Hours						
Closings for Events						
VI Required Amenitites:						
None						
VII Permitted Amenitites:						
Open Air Cafe						
Other						

118 East 60th Street		Public Space Record:	801		
Plaza Tower		Book:	244		
		Dook.	277		
VIII Access for t	the Physically Disabled:				
✓ Full/Partial	None				
IX Compliance	and Enforcement:				
Compliance 2000/20	001				
Access	Description:				
☐ Amenity					
☐ Encroachment					
Active Enforcement	:				
☐ Law Dept	Comment:				
☐ DOB-SEU					
☐ DOB-Sp Projects					
☐ DCP					
APOPS Compliance					
Access	Description:				
Amenity					
Encroachment					
Active APOPS Enforce	cement:				
Law Dept	Comment:				
☐ DOB-SEU					
DOB-Sp Projects					
DCP					
X Comments:					
XI Owner Commu	ınications:				
XII Revisions to D	Patasheet:				

Page 1562 of 2080

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Samuel Paul & Seymour Jarmul, Dwg "Site Plan," rev. 5/1/63

XIII Sources:
Zoning Computations:

# 118 East 60th Street Plaza Tower

Public Space Record:

801

Book:

244

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

**Amenities** 

Site Plan

Samuel Paul & Seymour Jarmul, Dwg "Site Plan," rev. 5/1/63

167 East 6	31st Street		Public Space Record:  Book:			802		
Trump Pla	za					ook:	251	
I. General Info	rmation:							
Building Address:	167 East 61st	Street						
Building Name:	Trump Plaza							
<b>Building Location:</b>	Full blockfront	t of west side of Th	nird Avenue	e between Ea	ast 61st ar	nd 62nd Stre	ets	
Public Space:	☐ Arcade			Plaza		Through	h Block Cor	nection
	Covered P	edestrian Space	V	Residential	Plaza		h Block Gal	
	Elevated P	laza		Sidewalk W	idening	Urban		-
	Open Air C	oncourse		Through Blo	ck Arcade	•		
	Other Space	e:						
Public Space Locat	Ion: North side of Ea	st 61st Street wes	t of Third A	venue				
Primary Building Us	se: Residential		Stories:	39	Year C	ompleted:		1983
Block/Lot #:	1396/32,33		NB #:	58/81	Commi	unity Distric	t:	8
Owner:	Trump Plaza Own	ers, Inc.					[ O =	- <b>(</b> 0 1 -
Address:	167 East 61st Stre	eet		New York, 10021	NY T	Telephone:	<b>∠</b> Co-op (212) 935-6	
Managing Agent:	Bellmarc Property	Management						
Address:	352 Park Avenue	South		New York, 10010	NY T	elephone:	(212) 252-1	1900
Developer:	Donald J. Trump							
Building Architect:	Frank Williams/Ph	ilip Birnbaum						
Principal Public Space Designer:	Thomas Balsley							
II. Legal Basis F	or Public Space:				*****			
Department of Bu	ıildings (DOB) Cit	ly Planning Com	mission (C	PC)	В	oard of Star	ndards and	Appeals
✓ As-of-R	light	Authorization	Modi	fication			(BSA)	
		Certification	☐ Spec	lal Permit		Speci	al Permit	
		Chairperson's Certification	Zonir Other	ng Amendm r:	ent	Varia	nce	
Board of Estimate	e (BOE)							
City Council (CC)	Ow	ner			Oti	her		
Board of Estim	ate Resolution	Performance E	Bond					
City Council R	lesolution	Restrictive Dec	claration					
Actions:								
1. Action:	DOB As-of-Right	Number:			Date: 1	981		
ZR Section:	27-00	ZR Title:	Special U	rban Design			l Plazas	
Subject:	Residential Plaza			<b>3</b> ··				
2. Action:	Performance Bond	Number:	QC1-121	-055679-09	Date: 1	1/7/85		
ZR Section:	27-44	ZR Title:	Contract 6					
Subject:	\$3,223.00 Contract Bo				npany Bos	ton for the		

167 East 61st Street

Page 1564 of 2080

Manhattan.

maintenance of a residential plaza located at 167-169 East 61st Street, Borough of

## 167 East 61st Street Trump Plaza

**Public Space Record:** 

802

Book:

251

#### III. Zoning Computations:

A. Base Zoning Floor Area:

**Zoning District** C1-9 (R10)

Zoning Lot Area (sf)

Floor Area Ratio

**Base Zoning Floor** 

Area (sf)

10.00

210,880

Total ZLA (sf):

21,088

21.088.00

Total Allowed Base ZFA (sf):

210.880

B. Bonus Zoning Floor Area:

**Public Space** 

Size Provided for Bonus (sf)

**Bonus Multiplier** 

**Generated Bonus Zoning** Floor Area (sf)

Residential Plaza

7,319.54

6.00

43,917

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

43,917

Total Capped Bonus ZFA (sf):

2 FAR x 21,088 sf

42,176

TOTAL ALLOWED BONUS ZFA (sf):

42,176

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Bullt Zoning Floor Area:

Total Allowed ZFA (sf):

253,056

FAR:

12

Total Bullt ZFA (sf):

253,018

FAR:

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

42,138

**Bonus Utilization Rate:** 

1

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

+ Adjustment

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1565 of 2080

Trump Plaza			Book	: 251	
IV Required Type and	I Size of Public Space:				
Public Space	Size F	lequired (sf)	Bonus Utilization Rate Applied	Classification	
Residential Plaza	7,026.	76	∠ppned ✓	Hiatus	
V Required Hours of	Access:				_
24 Hours					
✓ Restricted Hours	Primary Space: 8:00 am to 8:00 pm or	dark, whicheve	er is later		
Closings for Events					
VI Required Amenitite	8:				
Bicycle Parking	Primary Space: 8 spaces				
Drinking Fountain	Primary Space: 1				
Lighting					
Litter Receptacles					
Planting	Primary Space: 630 sf required, 1,2	75 sf provided;	Visual Residual: 2,600 sf		
Plaque/Sign					
Trees within Space	Primary Space: 6 required, 10 provide	ded; Visual Re	sidual: 8		
Seating	Primary Space: 140.72 linear feet in 67.5 if with backs provided	cluding 14.07 I	f with backs required, 153.5	i If including	
Trees on Street	12				

802

167 East 61st Street

Open Air Cafe

Other

Trump	Plaza	Book:	251
) 	agents and which modern community and accommunity		
	Physically Disabled:		
☑ Full/Partial	Li None		
IX Compliance and	to the first control of the control of the first first first control of the contr		
(1) Site visit of fall 1999 r	evealed that the required bicycle parking was not present.		
Compliance 2000/2001			
☐ Access	Description:		
☐ Amenity			
☐ Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
APOPS Compliance			
Access	Description:		
☐ Amenity			
Encroachment			
Active APOPS Enforceme	ent:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
DOB-Sp Projects			
DCP			
X Comments:			
XI Owner Communic Marked-up copy of owner I 9/28/99.	eations: etter attachment from Carolyn Tucker with revised information on owner and agent	in an envelope postmark	ed
XII Revisions to Data	isheet:		
XIII Sources: Zoning Computations:	Philip Birnbaum and Associates, Dwg Z1 "Zoning Computations," rev. 2/1/82		
and the state of t			

802

167 East 61st Street

Page 1567 of 2080

## 167 East 61st Street Trump Plaza

**Public Space Record:** 

802

Book:

251

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Philip Birnbaum and Associates, Dwg Z1 "Zoning Computations," rev. 2/1/82

Amenities

Frank Williams and Associates, Dwg L1 "Landscape," rev. 11/14/85

Site Plan

Frank Williams and Associates, Dwg L1 "Landscape," rev. 11/14/85

980 Fifth Avenue			Public Space Record:					803
							ook:	279
I. General Inform	ation:	14 a 7 a de						
<b>Building Address:</b>	980 Fifth	Avenue						
Building Name:								
<b>Building Location:</b>	Northeas	st corner of Fifth Avenu	e and East	79th Street				
Public Space:	Arcad	le	•	Plaza		Through	gh Block Conne	ction
	Cover	red Pedestrian Space		Residential	Plaza		h Block Galleri	
	Eleva	ted Plaza		Sidewalk W	/idening	Urban		-
	Open	Air Concourse		Through Blo	ock Arcade			
	Other	Space:						
Public Space Location	: Northeast	corner of Fifth Avenue	and East 79	Oth Street				
Primary Building Use:	Residential		Stories:	27	Year Co	mpleted:		1967
Block/Lot #:	1491/1		NB #:		Commu	nity Distric	et:	8
Owner:	980 5 Ave Co	orp				-		_
Address:	c/o Insignia F Avenue	Residential Group, 675	Third	New York, 10017	NY Te	elephone:	✓ Co-op/Ce (212) 350-280	
Managing Agent:	Insignia Resi	dential Group						
Address:	675 Third Ave	enue	,	New York, 10017	NY Te	elephone:	(212) 350-280	D
Developer:								
<b>Building Architect:</b>	Paul Resnick	& Harry F. Green						
Principal Public Space Designer:	Paul Resnick	& Harry F. Green						
II. Legal Basis For	Public Spa	ce:		***************************************				
Department of Build	ings (DOB)	City Planning Com	nission (C	PC)	Bo	ard of Sta	ndards and Ap	ngale
✓ As-of-Rigi	nt	Authorization	·	fication			(BSA)	Jeals
		Certification	Spec	al Permit		☐ Spec	lal Permit	
		Chairperson's Certification	Zonin	g Amendm :	ent	☐ Varia	nce	
Board of Estimate (E	BOE)	Owner			Oth	er		
Board of Estimate	Resolution	Performance E	Rond					
City Council Res		☐ Restrictive Dec						
Auto								
Actions:	<b></b>							
	OB As-of-Right	Number:			Date:			
	?-10	ZR Title:	Definitions	\$				
Subject: Pl	aza							

Page 1569 of 2080

803

Book:

279

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District

R 10 (PI)

Zoning Lot Area (sf)

Floor Area Ratio

**Base Zoning Floor** 

Area (sf)

12,393.00

10.00

123,930

Total ZLA (sf):

12,393

Total Allowed Base ZFA (sf):

123,930

**B. Bonus Zoning Floor Area:** 

**Public Space** 

Size Provided for Bonus (sf)

Bonus Multiplier

**Generated Bonus Zoning** 

Floor Area (sf)

Plaza

2,879.50

6.00

17,277

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

17,277

Total Capped Bonus ZFA (sf):

2 FAR x 12,393.00 sf

24,786

TOTAL ALLOWED BONUS ZFA (sf):

17,277

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

11

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

141,207

AD.

Total Built ZFA (sf):

141,207

FAR:

11

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

17,277

Bonus Utilization Rate:

1

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

+ Adjustment

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1570 of 2080

980 Fifth Avenue	Publi	Public Space Record:				
		Book	: 279			
IV Required Type and Size of Public Space	<b>::</b>					
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification			
Plaza	2,879.5		Marginal			
V Required Hours of Access:						
✓ 24 Hours						
Restricted Hours						
Closings for Events						
VI Required Amenitites:						
None						
VII Permitted Amenitites:						
Open Air Cafe						
Other						

	E	Book:	279
VIII Access for the	Physically Disabled:		
Full/Partial			
	Li None		
IX Compliance and	Enforcement:		
Compliance 2000/2001			
Access	Description:		
Amenity			
Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
APOPS Compliance			
Access	Description:		
Amenity			
Encroachment			
Active APOPS Enforcem			
Law Dept	Comment:		
DOB-SEU			
DOB-Sp Projects			
☐ DCP			
X Comments:			
uuul uudankisteen luutaksi maatiin on sa			
XI Owner Communic	Cations:		
XII Revisions to Dat	asheet:		
XIII Sources;			
Zoning Computations:	ZLA: Calculated from dimensioned site plan drawn on DOB New Building Application, NE from Gross Floor Area on DOB New Building Application, NB 106/64, reduced by 5%; P	3 106/64; ZFA: Cal	culated
	Comment	ublic Space Size: S	66

803

980 Fifth Avenue

Page 1572 of 2080

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#### 980 Fifth Avenue

Public Space Record:

803

Book:

279

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Zoning Resolution, Section 12-10

Amenities

Zoning Resolution, Section 12-10

Site Plan

Sanborn Manhattan Land Book

188 East 64t	th Street		Public Space Record:			rd:	804	
Royale				Book:			ok:	252
I. General Informa	ation:						· · · · · · · · · · · · · · · · · · ·	
<b>Building Address:</b>	188 East	64th Street						
Building Name:	Royale							
Building Location:	Full block	front on west side of T	hird Avenu	e between E	ast 63rd ar	nd 64th Street	S	
Public Space:	Arcade	9		Plaza		Through	Block Connec	tion
	Covere	ed Pedestrian Space	•	Residential	Plaza		Block Galleria	
	Elevat	ed Plaza		Sidewalk W	/idening	Urban Pi		
	Open /	Air Concourse		Through Blo	ock Arcade	the same of the sa		
	Other	Space:						
Public Space Location	: Northwest of	comer of Third Avenue	and East 6	3rd Street				
Primary Building Use:	Residential		Stories:	42	Year Co	mpleted:		1987
Block/Lot #:	1398/1001-12	207	NB #:	111/84	Commu	nity District:		8
Owner:	Condominium	1					✓ Co-op/Co	ndo
Address:	c/o Insignia R Avenue	esidential Group, 675	Third	New York, 10017	NY T	elephone: (	212) 370-9200	
Managing Agent:	Insignia Resid	dential Group						
Address:	675 Third Ave	enue		New York, 10017	NY Te	elephone: (	212) 370-9200	)
Developer:								
Building Architect:	Schuman, Lic	htenstein, Claman, Efr	on					
Principal Public Space Designer:	Quennell Roth	nschild Associates						
II. Legal Basis For	Public Spa	ce:		**************************************	····			
Department of Buildi	ings (DOB)	City Planning Com	mission (C	PC)	Вс	ard of Stand	ards and App	eais
✓ As-of-Righ	t	Authorization	Mod	fication			BSA)	
		Certification	Spec	ial Permit		Special	Permit	
		☐ Chairperson's	Zonii	ng Amendm	ent	Variano	e	
		Certification	Othe	r:				
Board of Estimate (B	OE)							
City Council (CC)		Owner			Oth	ier		
Board of Estimate	Resolution	Performance i	Bond		L			
City Council Reso	olution	Restrictive De	ciaration					
Actions:								
	B As-of-Right	Number:			Date:			
	-00			lthan Design		-Residential F	Diozon	
	sidential Plaza				. Juidennes	- vesinglissi	102.03	

188 East 64th Street

188 East 64th Street Royale

Public Space Record:

804

Book:

252

2. Action:

Performance Bond

Number: 6037304-5

Date: 9/9/86

ZR Section:

27-44

ZR Title: Performance Bond

Subject:

\$3,900.00 Performance Bond issued by The Hartford Accident and Indemnity Company, Hartford, CT, for the maintenance of plaza in a litter-free condition and replacement of mandatory trees, drinking fountain, bicycle rack and plaque, pursuant to the special urban design guidelines for residential plazas as set forth in Sections 27-41, et. Seq, of the Zoning

Resolution of the City of NY.

## 188 East 64th Street Royale

Public Space Record:

804

Book:

252

#### III. Zoning Computations:

A. Base Zoning Floor Area:

**Zoning District** Zoning Lot Area (sf) C1-9 (R10)

Floor Area Ratio

Base Zoning Floor Area (sf)

20,083.00

200,830

R7-2

8,342.00

Total ZLA (sf):

28,425

Total Allowed Base ZFA (sf):

10.00

200,830

**B. Bonus Zoning Floor Area:** 

**Public Space** 

Size Provided for Bonus (sf)

**Bonus Multiplier** 

**Generated Bonus Zoning** Floor Area (sf)

Residential Plaza

6,667.00

6.00

40,002

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

40,002

Total Capped Bonus ZFA (sf):

2 FAR x 20.083 sf

40,164

TOTAL ALLOWED BONUS ZFA (sf):

40,002

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

240,832

FAR:

8

a

Total Built ZFA (sf):

240.038

FAR:

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

39,208

**Bonus Utilization Rate:** 

+ Adjustment

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1576 of 2080

188 East 64th Str	Public	Public Space Record:				
Royale		Book:				
IV Required Type and S	ita of Bublio Space	漢				
iv nequired type and S	ize of Fubile Space.		Dames I William I am Data	Oleanifeantian		
Public Space	S	lze Required (sf)	Bonus Utilization Rate Applied	Classification		
Residential Plaza	6	,533.66	•	Hiatus		
	58 - Section 18 (1985)		Executed 1			
V Required Hours of Ac	cess:					
✓ 24 Hours						
Restricted Hours						
Closings for Events						
VI Required Amenitites						
Bicycle Parking	Primary Space: 8 spaces					
Drinking Fountain	Primary Space: 1					
Lighting						
Litter Receptacles	2 cubic feet					
Planting	Primary Space: 600 sf require	d, 730 sf provided;	√isual Residual Space: 701	.25 sf		
Plaque/Sign						
Trees within Space	Primary Space: 6; Usable Res	sidual Space: 2				
Seating	Primary Space: 134 linear fee Residual Space: 54 linear fee four-foot movable bench provi	t including 5.4 If with				
Trees on Street	9					
VII Permitted Amenitite	8.					
Open Air Cafe						
Other						

Page 1577 of 2080

188 East 64th Street		Public Space Record:	804
Royale		Book:	252
)		BOOK.	
VIII Access for the	Physically Disabled:		
✓ Full/Partial	☐ None		
IX Compliance and	Enforcement:		
not present and requeste	ity Planning on March 8,1990 notified the a d that the matter be rectified. (2) Site visit ceptacles, 5.4 If of seating with backs, and	attorney for the building owner that the required public space s of fall 1999 revealed that the required bicycle parking, drinking four If bench were not provided.	ign was g
Compliance 2000/2001		,	
<b>✓</b> Access	Description:		
✓ Amenity	A site visit of summer 2000 revealed the Emporium, delivery carts chained in Pri	at part of the Primay Plaza on East 63rd Street was obstructed mary Space, no required bicycle parking, drinking fountain, litt	d by the Food
<b>☑</b> Encroachment	seating with backs in the Usable Residu be open 24 hours a day.	al Plaza, and gates in Usable Residual Space even though it	is required to
Active Enforcement:			
☐ Law Dept	Comment:		
☑ DOB-SEU	DOB issued NOV 34257948 in October	2000 in response to a DCP complaint. NOV cited a failure to	provide four
DOB-Sp Projects	and delivery carts obstructing the Resident	e, drinking fountain, bicycle rack and litter receptacles as well ential Plaza. Default fine of \$2500 issued. DCP sent DOB ma	as hand trucks iterial for
☐ DCP	011702C08JM03. Fines of \$10,000 and	ect. DOB issued second offense 011702Z06JM01 and new I \$2,500 imposed.	
APOPS Compliance			
Access	Description:		
Amenity			
☐ Encroachment			
Active APOPS Enforcem	ent:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
X Comments:			
XI Owner Communi	cations:		
XII Revisions to Dat	asheet:		
XIII Sources: Zoning Computations:	Schuman, Lichtenstein, Claman, Efron, E	owg A1 " Zoning Calculations," 12/3/84	

Page 1578 of 2080

## 188 East 64th Street Royale

Public Space Record:

804

Book:

252

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

**Amenities** 

Quennell Rothschild Assocs., Dwg L7 "Zoning Plan," rev. 4/4/86

Site Plan

Quennell Rothschild Assocs., Dwg L7 "Zoning Plan," rev. 4/4/86

160 East 65th Street		Public Space Record:				805		
Phoenix	f .					Во	ook:	255
I. General Inform	ation:	4 8						
Building Address:	160 East	65th Street						
Bullding Name:	Phoenix							
<b>Building Location:</b>	Full blook	front on west side of T	hird Avenu	e between E	ast 64th ar	nd 65th Stre	ets	
Public Space:	Arcade	•	V	Plaza		Throug	h Block Conn	ection
	Covere	ed Pedestrian Space		Residential	Plaza		h Block Galle	
	Elevate	ed Plaza		Sidewalk W	idening	Urban	Plaza	
	Open /	Air Concourse		Through Blo	ock Arcade			
	Other S	Space:						
Public Space Location	: Southwest	comer of Third Avenue	and East	35th Street				
Primary Building Use:	Residential		Stories:	31	Year Co	mpleted:		19 <b>69</b>
Block/Lot #:	1399/33		NB #:	81/65	Commu	nity Distric	it:	8
Owner:	Phoenix Own	ers Corp.					✓ Co-op/	Condo
Address:	c/o David Fra	nkel Realty Inc., 160 E	ast 65th	New York, 10021	NY T	elephone:	(212) 772-76	
Managing Agent:	David Frankel	Realty Inc.						
Address:	160 East 65th	Street		New York, 10021	NY T	elephone:	(212) 772-76	300
Developer:								
<b>Building Architect:</b>	Emery Roth &	Sons						
Principal Public Space Designer:	Emery Roth &	Sons						
II. Legal Basis Fo	r Public Spa	Cer						
Department of Build	lings (DOB)	City Planning Com	mission (C	PC)	В	oard of Sta	ndards and A	Appeals
✓ As-of-Rig	ht	Authorization	Mod	fication			(BSA)	••
		Certification	☐ Spec	ial Permit		Spec	iai Permit	
		Chairperson's Certification	Zonii Othe	ng Amendm r:	ent	Varia	nce	
Board of Estimate (I	BOE)	Owner			Oti	her		
Board of Estimat	e Resolution	Performance I	Bond					
City Council Res	solution	Restrictive De						
Actions:								
	OB As-of-Right	Number:			Date:			
	2-10 2-10		Definition	s.	Date.			
	laza			-				

160 East 65th Street

Page 1580 of 2080

## 160 East 65th Street **Phoenix**

**Public Space Record:** 

805

Book:

255

#### III. Zoning Computations:

A. Base Zoning Floor Area:

**Zoning District** 

C1-9

Zoning Lot Area (sf)

Floor Area Ratio

**Base Zoning Floor** Area (sf)

10.00

200,830

Total ZLA (sf):

20,083

20,083.00

Total Allowed Base ZFA (sf):

200,830

**B. Bonus Zoning Floor Area:** 

**Public Space** 

Size Provided for Bonus (sf)

**Bonus Multiplier** 

**Generated Bonus Zoning** 

Floor Area (sf)

Plaza

6,814.74

40.888

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

40,888

Total Capped Bonus ZFA (sf):

2 FAR x 20,083 sf

40,166

**TOTAL ALLOWED BONUS ZFA (sf):** 

40,166

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

240.996

FAR:

12

Total Built ZFA (sf):

240.996

FAR:

12

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

40,166

**Bonus Utilization Rate:** 

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

+ Adjustment

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1581 of 2080

160 East 65th Street	Public Space Record:				
Phoenix		Book	: 25	5	
IV Required Type and Size of Public Spa	ace:				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Plaza	6,678.45	<b>2</b>	Marginal		
V Required Hours of Access:				_	
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:				-	
None					
VII Permitted Amenitites:				_	
Ореп Air Cafe					
Other					

Pnoen	IX	Book:			
VIII Access for th	e Physically Disabled:				
✓ Full/Partial	None				
IX Compliance ar	nd Enforcement:				
Compliance 2000/200	1				
Access	Description:				
✓ Amenity	DOB investigation in response to complaint that recycling bins are located o	n the Plaza.			
☐ Encroachment					
Active Enforcement:					
Law Dept	Comment:				
☐ DOB-SEU	DOB issued NOV 110600ZSTF02AC in response to complaint 1080866 citin DOB reports that the violation was corrected and dismissed.	g garbage containers in t	he Plaza.		
✓ DOB-Sp Projects					
☐ DCP		-			
APOPS Compliance					
Access	Description:				
☐ Amenity					
☐ Encroachment					
Active APOPS Enforce	ement:				
Law Dept	Comment:				
☐ DOB-SEU					
☐ DOB-Sp Projects					
DCP			•		
X Comments:					
XI Owner Commu	nications:				
XII Revisions to D	atasheet:				
XIII Sources: Zoning Computations:	ZLA, Public Space Size: Emery Roth & Sons, Dwg F-4 "First Floor Plan," rev.	10/7/65; ZFA: See Com	ments		

805

160 East 65th Street

Page 1583 of 2080

## 160 East 65th Street Phoenix

Public Space Record:

805

Book:

255

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

Emery Roth & Sons, Dwg F-4 "First Floor Plan," rev. 10/7/65

7	33	Pa	ark	A۱	/en	ue.

806

R	0	$\cap$	k	٠
Ð	t j		n	

261

I. General Informa	tion:						
Building Address:	733 Park /	Avenue					
<b>Building Name:</b>							
Building Location:	Southeast	corner of Park Avenue	e and East	71st Street			
Public Space:	✓ Arcade		•	Plaza		Throug	h Block Connection
	Covere	d Pedestrian Space		Residential	Plaza	. Throug	h Block Galleria
	Elevate	ed Plaza		Sidewalk W	/idening	Urban	Plaza
	Open A	Air Concourse		Through Blo	ock Arca	de	
	Other S	Space:					
Public Space Location:	: Southeast c	omer of Park Avenue	and East 7	2nd Street			
Primary Building Use:	Residential		Stories:	30	Year	Completed:	1970
Block/Lot #:	1405/72		NB #:	178/69	Com	munity Distric	t: 8
Owner:	733 Tenants (	Corp.					✓ Co-op/Condo
Address:	c/o Insignia R Avenue	esidential Group, 675	Third	New York, 10017	, NY	Telephone:	(212) 350-2800
Managing Agent:	Insignia Resid	lential Group					
Address:	675 Third Ave	nue		New York, 10017	, NY	Telephone:	(212) 350-2800
Developer:	733 Park Ave.	Co.					
Building Architect:	Kahn and Jac	obs with Harry F. Gree	en				
Principal Public Space Designer:	Kahn and Jac	obs with Harry F. Gree	en				
II. Legal Basis For	Public Spa	ce:					
Department of Bulld	Ings (DOB)	City Planning Com	mission (C	CPC)		Board of Sta	ndards and Appeals
✓ As-of-Righ	nt	Authorization	Mod	ification			(BSA)
		Certification	Spec	ial Permit		Spec	cial Permit
		Chairperson's	Zoni	ng Amendr	nent	Varia	nnce
		Certification	Othe	r:			
Board of Estimate (E	BOE)					O#	
City Council (CC)		Owner				Other	
Board of Estimate	e Resolution	Performance	Bond		!		
City Council Res	olution	Restrictive De	claration				
Actions:							
1. Action: D	OB As-of-Right	Number	:		Date:		
ZR Section: 1:	2-10	ZR Title	: Definitio	ns			
Subject: P	laza						

806

Book:

261

#### III. Zoning Computations:

A. Base Zoning Floor Area:

**Zoning District** 

Zoning Lot Area (sf)

Floor Area Ratio

**Base Zoning Floor** 

Area (sf)

R10 (PI)

9.539.10

10.00

95,391

Total ZLA (sf):

9,539

Total Allowed Base ZFA (sf):

95,391

B. Bonus Zoning Floor Area:

	Size Provided for		Generated Bonus Zoning	
Public Space	Bonus (sf)	Bonus Multiplier	Floor Area (sf)	
Plaza	2,070.57	6.00	12,423	
Arcade	1,760.39	3.00	5,281	

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

17.705

Total Capped Bonus ZFA (sf):

2 FAR x9,539.10 sf

19,078

**TOTAL ALLOWED BONUS ZFA (sf):** 

17,705

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

12

12

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

113,096

FAR:

Total Built ZFA (sf):

113.096

FAR:

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

17,705

**Bonus Utilization Rate:** 

+ Adjustment

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1586 of 2080

733 Park Avenue	Public Space Record:				
		Book	<u>.</u>	261	
IV Required Type and Size of Public Space:					
Public Space Size F	Required (sf)	Bonus Utilization Rate Applied	Classifica	ition	
Plaza 2,070.	57		Marginal		
Arcade 1,760.	39		Marginal		
V Required Hours of Access:			***************************************		
<b>✓</b> 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:					
None					
VII Permitted Amenitites:				<del></del>	
Open Air Cafe					
Other					

733 Park Avenue		Public Space Record:	806
		Book:	261
VIII Access for the	e Physically Disabled:		
Full/Partial			
- Carolitosino asir anos interiorio	n state i kolonitar fransk friger til grette grette fransk skriverskap i 11. state i 17. state i 18. state i 1		
IX Compliance an	Land Carting Control of Control o		
(1) Site visit of fall 1998	revealed that access was not permitted	a.	
Compliance 2000/2001			
✓ Access	Description:	stellane was hald by a building	
Amenity	public.	visitors were told by a building employee there the space was not	open to the
☐ Encroachment			
Active Enforcement:	Command		
Law Dept	Comment:  The Denartment of City Planning se	ent a letter to the building owner on November 28th, 2000 notifying	tham of the
☐ DOB-SEU	compliance issue and requesting and Buildings. DCP requested DOB inv	ction within 30 days after which the matter would be referred to the	Department of
☐ DOB-Sp Projects	Editorigo. Est requested been me	rostigation on ozeroz	
<b>☑</b> DCP			
APOPS Compliance			
Access	Description:		
Amenity			
Encroachment		·	
•			
Active APOPS Enforce			
Law Dept	Comment:		
DOB-SEU			
☐ DOB-Sp Projects	•		
DCP			
X Comments:			,
" men nathellisjente" van den de ookste geleer	vi vi Co. Ji i roja Danija ne ve Mladauda II.		
XI Owner Commun	The state of the s		
with no amenities." A re	ill Kappaport of Insignia Residential Gro vised owner letter was sent 3/29/00, Ne ea only with no sitting or other amenities	oup stating that the building "has a privately owned but publicly acce of Rappaport responded 4/4/00 that "the Plaza is currently a garder s."	essible plaza and the
XII Revisions to Da	atasheet:		
XIII Sources:			
Zoning Computations:	ZLA, Public Space Size: architect's F	First Floor Plan submitted to DOB, NB 178/69; ZFA: see comments	3

Page 1588 of 2080

#### 733 Park Avenue

Public Space Record:

806

Book:

261

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

**Amenities** 

Site Plan

architect's First Floor Plan submitted to DOB, NB 178/69

## 1230 Third Avenue Tower East

Public Space Record:

Book:

807

.

I. General Inform	ation:						
<b>Building Address:</b>	1230 Th	ird Avenue					
<b>Building Name:</b>	Tower E	ast					
<b>Bullding Location:</b>	West sid	le of Third Avenue betw	veen East 7	1st and 72r	nd Streets		
Public Space:	☐ Eleva	de red Pedestrian Space tted Plaza Air Concourse Space:		Plaza Residential Sidewalk W Through Bl		☐ Through B☐ Urban Pla	Block Connection Block Galleria za
Public Space Location	:						
Primary Building Use:	Residential		Stories:	35	Year Co	mpleted:	1962
Block/Lot #:	1406/41		NB #:	122/60	Commu	inity District:	8
Owner:	190 East 72	nd St. Corp.					_
Address:					T	elephone:	Co-op/Condo
Managing Agent:	Century Ope	rating Company, c/o Bo	ob Harwood	)			
Address:	33 West 33rd	d Street		New York, 10022	NY T	elephone: (21	2) 832-4100
Developer:							
<b>Building Architect:</b>	Samuel Garr	ett					
Principal Public Space Designer:	Samuel Garr	ett					
II. Legal Basis For	Public Spa	ice:					
Department of Build	*** **********************************	City Planning Com	mission (C	PC)	D.	ord of Standa	nda and kumut
As-of-Righ		Authorization	_	fication		BS)	rds and Appeals SA)
		☐ Certification	Spec	al Permit		Special F	Permit
		Chairperson's Certification	Zonin	ig Amendm :	ent	Variance	
Board of Estimate (B City Council (CC)	OE)	Owner			Oth	ner	
Board of Estimate	Resolution	Performance I	3ond				
City Council Reso	lution	Restrictive De	claration				
Actions:							

### 1230 Third Avenue **Tower East**

Public Space Record:

807

Book:

III. Zor	ning C	ompu	tations:	100
III. ZOI	ung C	ompu	itations:	

A. Base Zoning Floor Area:

**Zoning District** 

Zoning Lot Area (sf)

Floor Area Ratio

**Base Zoning Floor** Area (sf)

Total ZLA (sf):

0

Total Allowed Base ZFA (sf):

0

B. Bonus Zoning Floor Area:

**Public Space** 

Size Provided for Bonus (sf)

**Bonus Multiplier** 

**Generated Bonus Zoning** Floor Area (sf)

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

0

Total Capped Bonus ZFA (sf):

TOTAL ALLOWED BONUS ZFA (sf):

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

FAR:

#Num!

Total Built ZFA (sf):

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

0

**Bonus Utilization Rate:** 

#Num!

Note: Total Bonus ZFA Used = Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

+ Adjustment

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1591 of 2080

1230 Third Avenue Tower East	Public Space Record: 80 Book:		
IV Required Type and Size of Public Space:			
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
	-		
V Required Hours of Access:			
24 Hours			
Restricted Hours			
Closings for Events			
VI Required Amenitites:		A MARIAN TO THE TOTAL THE TOTAL TO THE TOTAL THE TOTAL TO THE TOTAL TH	
VII Permitted Amenitites:			The second secon
Open Air Cafe			
Other			

1230 Third Avenue	Public Space Record:	807
Tower East	Book:	
) VIII Access for the Physically Disabled:		
☐ Full/Partial ☐ None		
IX Compliance and Enforcement:		
Compileres 0000 mone		
Compliance 2000/2001  Access Description:		
☐ Amenity		
☐ Encroachment		
Active Enforcement:		
Law Dept Comment:		
□ DOB-SEU		
DOB-Sp Projects		
DCP		
APOPS Compliance		
Access Description:		
Amenity		
Encroachment		
Active APOPS Enforcement:		
Law Dept Comment:		
DOB-SEU		
DOB-Sp Projects		
DCP		

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations:

# 1230 Third Avenue Tower East

Public Space Record:

Book:

807

•

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

**Amenities** 

Site Plan

200 East 61st Street			Public Space Record:					808
Savoy							ook:	246
I. General Info	mation:							
Building Address:	200 East 61st Str	eet						
<b>Building Name:</b>	Savoy							
<b>Building Location:</b>	Full blockfront on	east side of Third	d Avenue	e between E	ast 60th ar	nd 61st Stre	ets	
Public Space:	☐ Arcade			Plaza		Throug	jh Block Con	naction
	Covered Pede	strian Space	•	Residential	Plaza		ih Block Gall	
	☐ Elevated Plaza	1		Sidewalk W	/idening	Urban		J.1.Q
	Open Air Conc	ourse		Through Blo	ock Arcade			
	Other Space:							
Public Space Locat	ion: North side of East 6	0th Street east of	f Third A	venue				
Primary Building Us	se: Residential	s	tories:	43	Year Co	ompleted:		1985
Block/Lot #:	1415/1001-1183,1185	i-1232 N	B #:	15/83	Commu	nity Distric	t:	8
Owner:	Condominium					-		
Address:	c/o Janoff & Olshan, 6	54 Madison Aver	nue	New York, 10021	NY T	elephone:	<b>✓</b> Co-op/ (212) 935-1	
Managing Agent:	Janoff & Olshan	•						
Address:	654 Madison Avenue			New York, 10021	NY T	elephone:	(212) 935-1	330
Developer:								
<b>Building Architect:</b>	Philip Birnbaum							
Principal Public Space Designer:	Thomas Balsley Assoc	ciates						
II. Legal Basis F	or Public Space:		***************************************					
Department of Bu	ildings (DOB) City Pi	anning Commis	sion (C	PC)	Вс	ard of Star	ndards and A	Appeals
✓ As-of-R	lght 🗌 Aut	horization	Modif	ication			(BSA)	4,5
	☐ Cer	tification	Speci	al Permit		Speci	al Permit	
		irperson's	Zonin	g Amendm	ent	Varia	nce	
		e:	Other	:				
Board of Estimate	•				Oth	ar.	•	
City Council (CC)	Owner					ici		
Board of Estim		erformance Bon						
City Council R	esolution	estrictive Deciar	ration					
Actions:								
1. Action:	DOB As-of-Right	Number:			Date:			
ZR Section:	27-00	ZR Title: S	pecial Ur	ban Design		-Residentia	l Plazas	
Subject:	Residential Plaza			-			·	
2. Action:	Performance Bond	Number: 93	309447		Date: 4/	11/86		
ZR Section:	27-44	ZR Title: Pe	erforman	ce Bond				
Subject:	\$9,470.00 Bond issued by							

Page 1595 of 2080

808

Book:

246

## III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-9 (R10)	20,084.00	10.00	200,840
R8	1,506.30	6.50	9,791
R7-2	401.70	3.44	1,382
Total ZLA (sf):	21,992	Total Allowed Base ZFA (sf):	212,013

B. Bonus Zoning Floor Area:

Size Provided for **Generated Bonus Zoning Public Space** Bonus (sf) **Bonus Muitiplier** Floor Area (sf) Residential Plaza 5,190.76 31,145

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

31,145

Total Capped Bonus ZFA (sf):

2 FAR x 20,084 sf

40.168

TOTAL ALLOWED BONUS ZFA (sf):

31,145

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

243,157

FAR:

11

Total Built ZFA (sf):

244,270

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

31,145

**Bonus Utilization Rate:** 

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA + Adjustment

Reason for Adjustment:

-1,112

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1596 of 2080

200 East 61st Street		Publi	Public Space Record:			
Savoy			Book:			
IV Required Type ar	d Size of Public Space:					
Public Space		Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Residential Plaza		5,190.76	Applied	Neighborhood		
				•		
V Required Hours of	Access:					
✓ 24 Hours	Usable Residual Space					
✓ Restricted Hours	Primary Space: 8:00 am to 8:00	pm or dark, whicheve	er is later			
Closings for Events						
VI Required Amenitit	08:					
Bicycle Parking	Primary Space: 7 spaces red	quired, 8 provided				
Drinking Fountain	Primary Space: 1					
Lighting						
Litter Receptacles	10 cubic feet	•				
Planting	Primary Space: 504.5 sf required, 645.6 sf provided; \	uired, 651 sf provided; Visual Residual Space	Usable Residual Space: 29 : 94 sf required, 105 sf prov	53.95 sf vided		
Plaque/Sign	2					
Trees within Space	Primary Space: 6					
Seating	Primary Space: 112 linear fer seating with backs provided; backs required, 86 lf including	Usable Residual Snac	e: 56 44 linear feet includin	l 15 lf movable ng 5.6 lf with		
Trees on Street	16					
VII Permitted Ameniti	tes:					
Open Air Cafe						
Other						

200 East 61st Street

Savoy		Book:	246
VIII Access for the	Physically Disabled:		
Full/Partial	□ None		
IX Compliance and			
A STATE OF THE PROPERTY OF THE	revealed that the required If of movable seating in the primary space was missing.		
	evenued that the required it of movable seating in the primary space was missing.		
Compliance 2000/2001	Description		
Access	Description: Site visit of summer 2000 revealed that the drinking fountain was not operable.		
<b>✓</b> Amenity	that the drinking fourtain was not operable.		
Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
☐ DOB-SEU	recheck spring 2002		
☐ DOB-Sp Projects			
<b>☑</b> DCP			
APOPS Compliance			
Access	Description:		
☐ Amenity			
Encroachment			
Active APOPS Enforcem	Comment:		
Law Dept	Comment.		
DOB-SEU			
☐ DOB-Sp Projects ☐ DCP			
L. DCP			
X Comments:			
XI Owner Communi	cations:		
XII Revisions to Dat	asheet:		
XIII Sources:		en e	
Zoning Computations:	ZLA, ZFA: Philip Bimbaum, Dwg Z2 "Zoning Computations," 3/24/84; Public Space: Associates/Philip Bimbaum, Dwg L-1 "Landscape Plan," 3/16/87	Thomas Balsley	
	Accordance in the Difficulties of the Landscape Plan," 3/16/8/		

808

200 East 61st Street

Page 1598 of 2080

# 200 East 61st Street Savoy

Public Space Record:

808

Book:

246

Base ZFA

Bonus ZFA

**Total Built ZFA** 

Public Space Size

Access

Thomas Balsley Associates/Philip Birnbaum, Dwg L-1 "Landscape Plan," 3/16/87

Amenities

Thomas Balsley Associates/Philip Birnbaum, Dwg L-1 "Landscape Plan," 3/16/87

Site Plan

Thomas Balsley Associates/Philip Birnbaum, Dwg L-1 "Landscape Plan," 3/16/87

Wellington E	states					Во	ok:	250
I. General Inform	ation:							
Bullding Address:	200 East	62nd Street						
Building Name:	Wellington	n Estates						
<b>Building Location:</b>	Full block	front on east side of Th	nird Avenue	between Ea	st 61st an	d 62nd Stre	et <b>s</b>	
Public Space:	✓ Arcade	<b>:</b>	•	Plaza		Throug	h Block Con	nection
	Covere	ed Pedestrian Space		Residential I	Plaza		h Block Gal	
	☐ Elevate	ed Plaza		Sidewalk Wi	dening	Urban	Plaza	
	Open A	Air Concourse		Through Blo	ck Arcade			
	Other 9	Space:						
Public Space Location	: Southeast o	orner of Third Avenue	and East 6	2nd Street				
Primary Building Use:	Residential		Stories:	29	Year Co	mpleted:		1966
Block/Lot #:	1416/2		NB #:	99/64	Commu	ınity Distric	t:	8
Owner:	Wellington Es	tates Ltd					Co-or	o/Condo
Address:	c/o Cushman Street	and Wakefield, 165 Ea	ast 66th	New York, 10021	NY T	elephone:	(212) 535-	
Managing Agent:	Cushman and	l Wakefield						
Address:	165 East 66th	Street		New York, 1 10021	NY T	elephone:	(212) 535-4	4039
Developer:	200 East Rea	ity Corporation						
Building Architect:	Harry F. Gree	n						
Principal Public Space Designer:	Harry F. Gree	n						
II. Legal Basis Fo	r Public Spa	COT						
Department of Build	lings (DOB)	City Planning Com	mission (C	PC)	В	oard of Sta	ndards and	Appeals
✓ As-of-Rig	ht		☐ Mod	Ification			(BSA)	• • • • • • • • • • • • • • • • • • • •
		Certification	Spec	lal Permit		Spec	lai Permit	
		Chairperson's	Zonli	ng Amendm	ent	Varia	nce	
		Certification	Othe	r:				
Board of Estimate (	BOE)				~	h		
City Council (CC)		Owner				her		
Board of Estimat	e Resolution	Performance I	Bond		ليا			
City Council Res	solution	Restrictive De	claration					
Actions:								
1. Action: D	OB As-of-Right	Number:			Date:			
ZR Section: 1	2-10	ZR Title:	Definition	ns				

809

200 East 62nd Street

Page 1600 of 2080

Subject:

Plaza, Arcade

# 200 East 62nd Street Wellington Estates

Public Space Record:

809

Book:

250

#### III. Zoning Computations:

A. Base Zoning Floor Area:

**Zoning District** 

C1-9

Zoning Lot Area (sf)

Floor Area Ratio

Base Zoning Floor

Area (sf)

201,354

Total ZLA (sf):

20,135

20,135.38

Total Allowed Base ZFA (sf):

10.00

201,354

B. Bonus Zoning Floor Area:

Public SpaceSize Provided for Bonus (sf)Generated Bonus Zoning Floor Area (sf)Plaza6,250.006.0037,500Arcade504.003.001,512

#### Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

39,012

Total Capped Bonus ZFA (sf):

2 FAR x 20,135.38 sf

40,271

TOTAL ALLOWED BONUS ZFA (sf):

39,012

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

240,366

FAR:

**R:** 12

Total Bullt ZFA (sf):

240,366

FAR:

12

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

39,012

**Bonus Utilization Rate:** 

1

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

· Adjustment

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1601 of 2080

200 East 62nd Street	Publi	Public Space Record:			
Wellington Estates		Book	:: 250		
IV Required Type and Size of Public Spa	ice:				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Plaza	6,250.00		Marginal		
Arcade	504.00		Marginal		
V Required Hours of Access:			***************************************		
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:					
None					
VII Permitted Amenitites:					
Open Air Cafe					
Other					

## 200 East 62nd Street Wellington Estates

Public Space Record:

809

Book:

250

VIII Access for the	Physically Disabled:
✓ Full/Partial	None
IX Compliance and	l Enforcement:
(1) Site visit of fall 1998 i	revealed coffee shop tables and chairs on south end of Plaza.
Compliance 2000/2001	
Access	Description:
☐ Amenity	
☐ Encroachment	
Active Enforcement:	
☐ Law Dept	Comment:
DOB-SEU	
☐ DOB-Sp Projects	
☐ DCP	
APOPS Compilance	
Access	Description:
Amenity	
Encroachment	
Active APOPS Enforcem	nent:
☐ Law Dept	Comment:
☐ DOB-SEU	
☐ DOB-Sp Projects	
☐ DCP	
X Comments:	
A Commond.	
XI Owner Communi	
(1) In a telephone call, 2/ 200 East Realty owned the the public space sizes and	122/00, Mel Farrell (535-4039) of Cushman and Wakefield noted that Wellington Estates Ltd owned the building and le land. (2) Letter from the building architect, Harry F. Green, 11/20/86, to the Department of City Planning states d locations.
XII Revisions to Dat	
া - চেন্ড জন্ম প্রস্থান্ত কর্ম কর্ম কর্ম কর্ম কর্ম কর্ম কর্ম	
XIII Sources:	
Zoning Computations:	ZLA: Sanborn Manhattan Land Book; Public Space Size: Letter from the building's architect, Harry F. Green,
	11/20/86, to the Department of City Planning; ZFA: See Comments
y	Page 1603 of 2080

# 200 East 62nd Street Wellington Estates

Public Space Record:

809

Book:

250

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

**Amenities** 

Site Plan

Letter from the building's architect, Harry F. Green, 11/20/86, to the Department of City Planning

200 East 64th Street			Public Space Record:				810		
Ca	arlton To	wers	and the second s	~~~				ook:	253
I. Ge	eneral Info	rmation:							
Buildi	ng Address:	200 East	64th Street						
Buildi	ng Name:	Cartton T	owers						
Buildi	ng Location:	Southeas	t corner of Third Avenu	ue and Eas	t 64th Stree	t			
Public	: Space:	Arcad	9	•	Plaza		Through	h Block Cor	nection
		☐ Cover	ed Pedestrian Space		Residential	Plaza		h Block Gal	
		☐ Elevat	ed Plaza		Sidewalk W	/idening	Urban		
		Open	Air Concourse		Through Blo	ock Arca	ade		
		Other	Space:						
Public	Space Local	ion: Southeast	corner of Third Avenue	and East 6	34th Street				
Prima	ry Building U	se: Residential		Stories:	31	Year	Completed:		1969
Block/	Lot #:	1418/45		NB #:	91/67	Com	munity Distric	t:	8
Owner	:	64th Street-T	hird Avenue Associates	s				✓ Co-or	o/Condo
Addres	ss:	c/o Carlyle Co Street	onstruction Corp. 340 E	East 46th	New York, 10017	NY	Telephone:	(212) 682-	
Manag	Ing Agent:	Cartyle Const	ruction Corp.						
Addres	38:	340 East 46th	n Street		New York, 10017	NY	Telephone:	(212) 682-7	7300
Develo	per:								
Bulldir	ng Architect:	Philip Birnbau	ım						
	oal Public Designer:	Abel Bainnso	n and Associates						
II. Le	gal Basis i	For Public Spa	ce:					***************************************	**************************************
Dep	artment of B	ulldings (DOB)	City Planning Com	mission (C	PC)		Board of Star	ndards and	Appeals
	✓ As-of-I	Right	Authorization	☐ Mod	ification			(BSA)	
			Certification	Spec	ial Permit		Spec	lal Permit	
			Chairperson's	Zoni	ng Amendn	nent	✓ Varia	nce	
			Certification	Othe	r:				
	rd of Estimat	` '					Other		
	Council (CC)		Owner						
		nate Resolution	Performance I	Bond		,			
∐ C	City Council I	Resolution	Restrictive De	claration					
Action	1s:								
1.	Action:	DOB As-of-Right	Number:			Date:			
	ZR Section:	12-10	ZR Title:	Definition	ıs				
	Subject:	Plaza							
2.	Action:	BSA Variance	Number:	584-82-E	3Z	Date:	9/10/85		
	ZR Section:	72-21	ZR Title:	Findings	Required for	Variano	ces		
	Subject:	Variance to perm restricting access	it a plaza at a height in from midnight to 6:00	excess of am, and to	5 feet above require the	the cur	b level with gate n and maintena	es ince of	

200 East 64th Street

Page 1605 of 2080

an arbor, television surveillance of the plaza, and maintenance of the required landscaping

## 200 East 64th Street Carlton Towers

Public Space Record:

810

Book:

253

#### III. Zoning Computations:

A. Base Zoning Floor Area:

**Zoning District** C1-9 (R10)

Zoning Lot Area (sf)

Floor Area Ratio

10.00

**Base Zoning Floor** Area (sf)

130,540

Total ZLA (sf):

13,054

13,054.00

Total Allowed Base ZFA (sf):

130,540

B. Bonus Zoning Floor Area:

**Public Space** 

Size Provided for Bonus (sf)

**Bonus Multiplier** 

**Generated Bonus Zoning** Floor Area (sf)

Plaza

4.604.00

6.00

27,624

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

27.624

Total Capped Bonus ZFA (sf):

2 FAR x 13.054 sf

26.108

**TOTAL ALLOWED BONUS ZFA (sf):** 

26,108

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

DOB Reconsideration, 6/12/85

580

TOTAL ALLOWED OTHER ZFA (sf):

580

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

157,228

FAR:

12

Total Built ZFA (sf):

157,228

FAR:

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

26,108

**Bonus Utilization Rate:** 

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1606 of 2080

200 East 64th Street		Publi	Public Space Record:			
Carlton Towers			Book		253	
IV Required Type and	d Size of Public Spac	cei.				
Public Space		Size Required (sf)	Bonus Utilization Rate Applied	Classifica	ation	
Plaza		4,604.00		Hiatus		
V Required Hours of	Access:					
<b>✓</b> 24 Hours	Plaza					
<b>✓</b> Restricted Hours	elevated portion of Plaza	a: 6:00 am to midnight				
Closings for Events						
VI Required Amenitit	es:					
Lighting						
Litter Receptacles						
Planting	arbor and extensive	andscaping in elevated portion	on of Plaza			
Plaque/Sign	3					
Seating	15 benches totaling (	90 linear feet including 22 If w	vith backs in elevated portio	n of Plaza		
VII Permitted Ameniti	tes:				·	

Open Air Cafe

Other

# 200 East 64th Street Public Space Record: 810 Carlton Towers Book: 253 VIII Access for the Physically Disabled: □ Full/Partial None

## ☐ Full/Partial IX Compliance and Enforcement: (1)The encroachment of a restaurant onto the Plaza led to the necessity for a variance. (2) DCP site visit of 11/98 noted that the gates were closed. (3) Site visit of fall 1999 revealed the public space was closed due to scaffolding on the adjoining building. Compliance 2000/2001 Description: ✓ Access A site visit of summer 2000 revealed that the space has been closed for over two years, ostensibly because of ☐ Amenity construction. Carol Cambio (752-5757) called DCP on 1/15/02 to complain that the space is often closed. Anthony Cambio called on 2/20/03 to report the space was often closed. Encroachment **Active Enforcement:** Comment: Law Dept DOB requested by DCP in October 2000 to check status of scaffolding permit and if it is safe to open the Plaza. ☐ DOB-SEU DOB issued NOVs 34297683J and 3497682H for failure to provide 24 hour access to lower level Plaza due to low fence and gate and missing plaques. Violation 34315417N issued for lack of 24 hour access resulting in a \$10,000 ✓ DOB-Sp Projects default. Violation 34320387H resulted in default violation of \$2500. DOB issued violation 3384304X for lack of 24 hour access resulting in a \$2500 default fine. ☐ DCP **APOPS Compliance** Description: ☐ Access DOB issued NOVs 34297683J and 3497682H for failure to provide 24 hour access to lower level Plaza due to low Amenity fence and gate and missing plaques. Violation 34315417N issued for lack of 24 hour access resulting in a \$10,000 default. Violation 34320387H resulted in default violation of \$2500. DOB issued violation 3384304X for lack of 24 Encroachment hour access resulting in a \$2500 default fine. **Active APOPS Enforcement:** Law Dept Comment: DOB issued NOVs 34297683J and 3497682H for failure to provide 24 hour access to lower level Plaza due to low ☐ DOB-SEU fence and gate and missing plaques. Violation 34315417N issued for lack of 24 hour access resulting in a \$10,000 default. Violation 34320387H resulted in default violation of \$2500. DOB issued violation 3384304X for lack of 24 ☐ DOB-Sp Projects hour access resulting in a \$2500 default fine. ☐ DCP X Comments: XI Owner Communications: XII Revisions to Datasheet:

Page 1608 of 2080

Philip Bimbaum & Associates, Dwg "Zoning Computations," rev. 6/24/85

XIII Sources: Zoning Computations:

# 200 East 64th Street Carlton Towers

Public Space Record:

810

Book:

253

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

BSA Variance 584-82 BZ, 9/10/85

**Amenities** 

Abel Bainnson and Associates, Dwg L-1a "Plaza Site Plan," rev. 7/12/85

Site Plan

Philip Birnbaum & Associates, Dwg "Zoning Computations," rev. 6/24/85



220 East 65	th Street			Publi	c Spac	e Rec	ord:	811
Concorde	A compa	wył*				Во	ook:	256
I. General Informa	ation:					··········		
Building Address:	220 East	55th Street						
Building Name:	Concorde							
<b>Building Location:</b>	South side	e of East 65th Street b	etween Se	econd and Th	nird Avenue	s		
Public Space:	Arcade	•	<b>✓</b>	Plaza		Throug	jh Block Conne	ection
	☐ Covere	ed Pedestrian Space		Residential	Plaza	Throug	h Block Galler	ia
	☐ Elevate	ed Plaza		Sidewalk W	/idening	Urban	Plaza	
	Open A	Air Concourse		Through Blo	ock Arcade			
	Other S	Space:						
Public Space Location	: South side of	of East 65th Street wes	st of Seco	nd Avenue				
Primary Building Use:	Residential		Stories:	25	Year Co	mpleted:		1979
Block/Lot #:	1419/1501-17	91	NB #:	1/78	Commu	nity Distric	rt:	8
Owner:	Condominium	i .					✓ Co-op/C	condo
Address:	c/o Janoff & C	Dishan, 654 Madison A	venue	New York, 10021	NY T	elephone:	(212) 935-13	
Managing Agent:	Janoff & Olsh	an						
Address:	654 Madison	Avenue		New York, 10021	NY Te	elephone:	(212) 362-582	22
Developer:								
<b>Building Architect:</b>	Philip Birnbau	m						•
Principal Public Space Designer:	Philip Birnbau	m						
II. Legal Basis For	Public Spa	ce:				· · · · · · · · · · · · · · · · · · ·		
Department of Build	lings (DOB)	City Planning Com	mission (	CPC)	Вс	oard of Sta	ndards and A	ppeais
✓ As-of-Rigi	ht	Authorization	☐ Mod	dification			(BSA)	•
		Certification	☐ Spe	ciai Permit		Spec	ial Permit	
		Chairperson's	Zon	ing Amendm	nent	Varia	nce	
		Certification	Othe	er:				
Board of Estimate (I	30E)							
City Council (CC)		Owner			Otl	ner		
Board of Estimate	e Resolution	Performance I	Bond					
City Council Res	olution	Restrictive De	claration					
Actions:								
	OB As-of-Right	Number:			Date			
	2-10		Definitio	ine	Date:			
	laza	۵۱۱ : ۱۱۱۱۵.	- Demindo	nio				

## 220 East 65th Street Concorde

Public Space Record:

811

Book:

256

#### III. Zoning Computations:

A. Base Zoning Floor Area:

**Base Zoning Floor Zoning District** Area (sf) Zoning Lot Area (sf) Floor Area Ratio **R8** 38,660.00 6.18

C2-8

5,021.00 10.00 238,788 50,210

Total ZLA (sf): 43,681 Total Allowed Base ZFA (sf):

Size Provided for

288,998

B. Bonus Zoning Floor Area:

**Public Space** Bonus (sf)

**Bonus Multiplier** 

**Generated Bonus Zoning** Floor Area (sf)

Plaza 1,325.00 6.00

7,950

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

7,950

Total Capped Bonus ZFA (sf):

2 FAR x 5,021 sf

10,042

**TOTAL ALLOWED BONUS ZFA (sf):** 

7,950

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscelianeous (sf):

**TOTAL ALLOWED OTHER ZFA (sf):** 

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

296,948

FAR:

7

7

Total Built ZFA (sf):

305,473

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

7,950

**Bonus Utilization Rate:** 

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

+ Adjustment

Reason for Adjustment:

-8,525

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1617 of 2080

220 East 65th Street	Publi	Public Space Record:				
Concorde		Book	: 25	56		
IV Required Type and Size of Public Sp	ace:					
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification	ı		
Plaza	1,325.00		Marginal			
V Required Hours of Access:				~~~~		
<b>✓</b> 24 Hours						
Restricted Hours						
Closings for Events						
VI Required Amenitites:			- Manuschinia and Assaultan Assaultan Assaultan Assaultan Assaultan Assaultan Assaultan Assaultan Assaultan As	· <del></del>		
None						
VII Permitted Amenitites:						
Open Air Cafe						
Other						

	Concord	9	Book:	256
) 7/18	Access for the E	hysically Disabled:		
	Full/Partial	None		
	Compliance and			
Com	pliance 2000/2001			
	ccess	Description:		
□ At	menity			
	ncroachment			
	re Enforcement:	Comment:		
	aw Dept OB-SEU	Commone		
	OB-Sp Projects			
	PS Compliance	Description:		
☐ Ac		Description.		
<u>_</u>	menity ncroachment			
L	ncroachment			
Activ	e APOPS Enforceme	nt:		
☐ La	aw Dept	Comment:		
	OB-SEU			
	OB-Sp Projects			
	CP			
X C	omments:			
	and a state of the			
		•		
VI O	wner Communic			
In a t	telephone conversatio	n with the Department of City Planning, 2/18/00, John Manchester noted that the bui	Iding is a condominium	and
mana	aged by Janoff & Olsh	an.		
XII F	Revisions to Data	sneet:		
	Stefenograpy (s. ) o does was on the control of the con-			
	Sources: ng Computations:	Philip Rimbaum, Dwa " Zoning Computations " roy 2/46/79		
الا الل	ng Computations.	Philip Bimbaum, Dwg " Zoning Computations," rev. 3/16/78		
)				

220 East 65th Street

Public Space Record:

811

Page 1619 of 2080

# 220 East 65th Street Concorde

Public Space Record:

811

Book:

256

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

Philip Bimbaum, Dwg " Zoning Computations," rev. 3/16/78



200 East 65th Street		Public Spa		ace Record:		812			
Bris	stol	and the second s					Во	ook:	254
I. Ger	neral Info	rmation:	*						
Buildin	g Address:	200 East	65th Street						
Building	g Name:	Bristol							
Building	g Location:	Full block	front on east side of Th	nird Avenu	e between E	ast 64th	and 65th Stre	ets	
Public 9	Space:	Arcad	e		Plaza		Throug	ıh Block Con	nection
		Cover	ed Pedestrian Space	<b>✓</b>	Residential	Plaza	Throug	h Block Gall	eria
		Eleval	ed Plaza		Sidewalk W	/idening	Urban	Plaza	
		Open	Air Concourse		Through Blo	ock Arca	de		
		Other	Space:						
Public 9	Space Local	lon: North side	of East 64th Street east	t of Third A	venue				
Primary	Building U	se: Residential		Stories:	50	Year	Completed:		1987
Block/L	ot #:	1419/1101-14	408	NB #:	49/80	Com	munity Distric	t:	8
Owner:		Condominiun	n					✓ Co-op	/Condo
Address	<b>3</b> :	c/o Milford Pr	operties, 200 East 65th	Street	New York, 10021	NY	Telephone:	(212) 826-9	
Managir	ng Agent:	Milford Prope	erties						
Address	<b>3:</b>	200 East 65th	n Street		New York, 10021	NY	Telephone:	(212) 826-9	000
Develop	er:								
Building	Architect:	Ulrich Franze	n & Associates/Philip B	imbaum 8	Associates				
Principa Space D	i Pubilc esigner:	Ulrich Franze	n & Associates/Philip B	imbaum 8	Associates	; Thoma	s Balsley Asso	ciates	
II. Leg	al Basis F	For Public Spa	ce:						
Depa	rtment of B	uildings (DOB)	City Planning Comr	nission (C	PC)		Board of Sta	ndards and	Appeals
	✓ As-of-F	Right	Authorization	☐ Mod	ification			(BSA)	••
			Certification	Spec	ial Permit		Spec	lal Permit	
			Chairperson's	Zoni	ng Amendn	ent	☐ Varia	nce	
			Certification	Othe	r:				
	i of Estimat	` '					Other		
	Council (CC)		Owner			ſ			
		nate Resolution	Performance E	Bond			···········		
Cit	ty Council F	Resolution	Restrictive De	ciaration					
Actions	<b>::</b>								
1.	Action:	DOB As-of-Right	Number:			Date:			
;	ZR Section:	27-00		Special (	Jrban Desigi		ines-Residentia	il Plazas	
9	Subject:	Residential Plaza		•					
2.	Action:	Performance Bon	d Number:	001 SB	100454445	Date:	1/15/1988		
4	ZR Section:	27-44		Performa					
\$	Subject:	maintenance of the	ssued by the Aetna Cas ne plaza at 200 East 65 connection with this ma	sualty and th Street p	Surety Com	pnay, Ha ne maint	artford, CT, for enance plan	the	

Page 1621 of 2080

812

Book:

254

#### III. Zoning Computations:

A. Base Zoning Floor Area:

**Base Zoning Floor** Area (sf) **Zoning District** Zoning Lot Area (sf) Floor Area Ratio 21,087.15 137,066 6.50 C1-9 (R10) 25,103.75 10.00 251,038

46,191

388,104

**B. Bonus Zoning Floor Area:** 

Total ZLA (sf):

Size Provided for **Generated Bonus Zoning Public Space** Bonus (sf) Floor Area (sf) **Bonus Multiplier** 

Residential Plaza 8,368.50

50,211

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

6.00

Total Allowed Base ZFA (sf):

50,211

Total Capped Bonus ZFA (sf):

2 FAR x 25,103.75 sf

50,208

**TOTAL ALLOWED BONUS ZFA (sf):** 

50,208

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

**TOTAL ALLOWED OTHER ZFA (sf):** 

O

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

438.312

FAR:

Total Built ZFA (sf):

434,333

FAR:

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

46,229

**Bonus Utilization Rate:** 

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

+ Adjustment

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1622 of 2080

Bristol			Book	: 254
IV Required Type an	d Size of Public Space:	Ÿ.		
Public Space	Siz	e Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	7,6	99.02		Hiatus
V Required Hours of	Access:			
24 Hours				
✓ Restricted Hours	8:00 am to 8:00 pm or dark, whiche	ever is later		
Closings for Events				
VI Required Amenitit	es:			
Bicycle Parking	12 spaces required, 14 spaces	provided		
Drinking Fountain	1			
Lighting				
Litter Receptacles	12 cubic feet			
Planting	945 sf required, 952 sf provided	I		
Plaque/Sign				
Trees within Space	6 required, 7 provided			
Seating	211 linear feet including 21.1 If	with backs require	d, 212 If provided	
Trees on Street	18			
VII Permitted Amenit	ites:			
Open Air Cafe				
Other				

812

200 East 65th Street

Bristol		Book:	254
	Physically Disabled:		
✓ Full/Partial	☐ None		
IX Compliance and	STREET, STREET		
(1) Site visit of fall 1999 re	vealed that the required bicycle parking and drinking fountain were not provided.		
Compliance 2000/2001			
Access	Description:		
✓ Amenity	DCP received a letter in Fall 2000 stating that the public space was not being co (752-5737) called DCP on 1/15/02 to complain that the space is often closed. A	rrectly operated. Carol	Cambio
☐ Encroachment	that the space was often closed.	minoriy Cambio reporte	d 011 2120103
Active Enforcement:			
☐ Law Dept	Comment:		
☑ DOB-SEU	DOB asked to check in October 2000 based on complaint received by DCP, DO 11/21/00 for missing bicycle rack and drinking fountain. DOB issued violation 112	B issued violation 1927	789 on
☐ DOB-Sp Projects	response to DOB violation has been received as of 3/1/01. DOB issued ECB viol \$2,500 imposed. DCP sent materials to DOB on 1/24/02 and asked for reinspec	lation 34258098R on 4/	/3/0. Fine of
☐ DCP	34315716N (pending) for locked gates on 2/21/02. DOB requested on 2/25/03 to	check for closing viola	ation.
APOPS Compliance			
Access	Description:		
☐ Amenity	APOPS received a complaint in October 2005 that the required drinking fountain revealed that the fountain was not working and that some of the required seating	was not in operation. A	An inspection
Encroachment	<b>3</b>		
Active APOPS Enforcement	ent:		
☐ Law Dept	Comment:		
☑ DOB-SEU	APOPS received a complaint in October 2005 that the required drinking fountain revealed that the fountain was not working and that some of the required seating	was not in operation. /	An inspection
☐ DOB-Sp Projects	was sent to DOB on 11/10/05.	The opines. The mapes	mon request
☐ DCP			
X Comments:			
XI Owner Communic	ations:		
XII Revisions to Data	Sneet:		
XIII Sources:			
	Ulrich Franzen & Associates/Philip Birnbaum & Associates, Dwg F3 "Site Plan & 2	Zoning Computation,"	rev. 2/4/87

200 East 65th Street

Public Space Record:

812

Page 1624 of 2080

# 200 East 65th Street Bristol

Public Space Record:

812

Book:

254

Base ZFA

Bonus ZFA

**Total Built ZFA** 

Public Space Size

Access

Zoning Resolution, Section 27-00 "Special Urban Design Guidelines - Residential Plazas"

Amenities

Required Amenities: Zoning Resolution, Section 27-00 "Special Urban Design Guidelines - Residential Plazas,"

Provided Amenities: Plaques at site

Site Plan

Ulrich Franzen & Associates/Philip Birnbaum & Associates, Dwg F3 "Site Plan & Zoning Computation," rev. 2/4/87

(see comments)



	<i>f</i>	weight				Bo	ok:	258
I. General Inform	ation:	4						
Building Address:	265 East	56th Street						
Building Name:								
<b>Building Location:</b>	Full block	front on west side of S	econd Ave	nue betwe	en East 66t	h and 67th S	treets	
Public Space:	☐ Arcade	•	•	Plaza		Throug	h Block Co	nnection
	Covere	ed Pedestrian Space		Residentia	l Plaza	Throug	h Block Ga	lleria
	☐ Elevate	ed Plaza		Sidewalk \	Videning	Urban	Plaza	
	Open A	Air Concourse		Through B	lock Arcade	9		
	Other S	Space:						
Public Space Location	n: Northwest o	orner of Second Avenu	ue and Eas	st 66th Stre	et			
Primary Building Use	: Residential		Stories:	46	Year C	completed:		1975
Block/Lot #:	1421/21		NB #:	13/69	Comm	unity Distric	:t:	8
Owner:	Townhouse C	ompany, LLC					₹ Co-o	p/Condo
Address:	c/o Solow Ma	nagement, 9 West 57t	h Street	New York 10019	c, NY	Telephone:	(212) 751-	
Managing Agent:	Solow Manag	ement						
Address:	9 West 57th S	Street		New York 10019	c, NY	Telephone:	(212) 751-	1100
Developer:	Second Avenu	ue Solow Developmen	t Corp.					
Building Architect:	Gruzen & Par	tners						
Principal Public Space Designer:	Gruzen & Par	tners						
II. Legal Basis Fo	r Public Spa	cet					<del>- 1 - 11 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 </del>	
Department of Buil	dings (DOB)	City Planning Com	mission ((	CPC)	E	Board of Sta		l Appeals
As-of-Rig	ght		Mod	ification			(BSA)	
		Certification	Spec	lal Permit			ial Permit	
		Chairperson's Certification	Zoni	ng Amend r:	ment	Varia	ince	
Board of Estimate	(BOE)				0	ther		
City Council (CC)		Owner				-		
Board of Estima		Performance	Bond		<u> </u>	J		
City Council Re	solution	Restrictive De	claration					
Actions:								
1. Action: [	OOB As-of-Right	Number:			Date:			
ZR Section:	12-10	ZR Title:	: Definition	ns				

813

265 East 66th Street

Subject:

Plaza

813

Book:

258

#### III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District Zoning Lot Area (sf) Floor Area Ratio Base Zoning Floor Area (sf)

C1-9 22,593.25 10.00 225.933

R8

22,593.25 17,573.50 10.00 5.99

225,933 105,265

Total ZLA (sf):

40,167

Total Allowed Base ZFA (sf):

331,198

**B. Bonus Zoning Floor Area:** 

Public Space

Size Provided for Bonus (sf)

Bonus Multiplier

Generated Bonus Zoning Floor Area (sf)

Plaza

7,531.17

6.00

45,187

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

45,187

Total Capped Bonus ZFA (sf):

2 FAR x 22,593.25 sf

45,187

TOTAL ALLOWED BONUS ZFA (sf):

45,187

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

376,384

FAR:

Total Built ZFA (sf):

376,363

FAR-

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

-Total Bonus ZFA Used (sf):

45,165

**Bonus Utilization Rate:** 

1

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1627 of 2080

265 East 66th Street	Publi	Public Space Record:		
		Book	: 258	
IV Required Type and Size of Public Space	<b>):</b>			
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification	
Plaza	7,527.40		Marginal	
V Required Hours of Access:				
✓ 24 Hours				
Restricted Hours				
☐ Closings for Events				
VI Required Amenitites:				
None				
VII Permitted Amenitites:				
Open Air Cafe				
Other				

265 East 66th Street		Public Space Record:	813
		Book:	258
)	he Physically Disabled:		
Full/Partial	None		
IX Compliance a	and Enforcement:		
Compliance 2000/20	001		
☐ Access	Description:		
☐ Amenity			
☐ Encroachment			
Active Enforcement	:		
Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
APOPS Compliance			
☐ Access	Description:		
☐ Amenity			
☐ Encroachment			
Active APOPS Enfor	cement:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
DCP			
X Comments:			
XI Owner Comm	unications:		
Marcus Benner of So change to the owner		17/99, to verify that all of the information sent was correct exce	pt for a
XII Revisions to	Datasheet:		
XIII Sources:			
Zoning Computations	ZFA, Public Space Size: Gruzen & Part Associates, Dwg A-101 "Site Plan and Z	ners, Dwg submitted with NB 13/69, rev. 6/15/74; ZFA: Eli Attia Zoning Computations," rev. 4/21/81	<b>1</b> +

Page 1629 of 2080

## 265 East 66th Street

Public Space Record:

813

Book:

258

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Zoning Resolution, Section 12-10

Amenities

Zoning Resolution, Section 12-10

Site Plan

Gruzen & Partners, Dwg SK-60, Site Plan rev. 10/8/69 submitted with BSA variance 63-71 BZ, 5/4/71



254 East 68th Street			Public Space Record:		
				Book:	259
I. General Informa	ation:				
Building Address:	254 East 68th Street				
Building Name:					
<b>Building Location:</b>	Full blockfront on west	side of Second Ave	enue between East	67th and 68th Streets	
Public Space:	Arcade	V	Plaza	Through Block C	onnection
	Covered Pedestrian	Space	Residential Plaza	Through Block G	alleria
	☐ Elevated Plaza		Sidewalk Widenin	g Urban Plaza	
	Open Air Concours		Through Block Are	cade	
	Other Space:				
Public Space Location	: Southwest comer of Sec	ond Avenue and Ea	st 68th Street		
Primary Building Use:	Residential	Stories:	31 <b>Ye</b> s	ar Completed:	1973
Block/Lot #:	1422/21	NB #:	93/66 Co	mmunity District:	8
Owner:	254 E 68th St Inc			₩ Co-	op/Condo
Address:	c/o Rudin Management In	., 345 Park Avenue	New York, NY 10154	Telephone: (212) 40	-
Managing Agent:	Rudin Management Inc.				
Address:	345 Park Avenue		New York, NY 10154	Telephone: (212) 40	7-2400
Developer:					
<b>Building Architect:</b>	Emery Roth & Sons				
Principal Public Space Designer:	Emery Roth & Sons				
II. Legal Basis For	Public Space:				
Department of Build	lings (DOB) City Plann	ing Commission (	CPC)	Board of Standards ar	d Appeals
✓ As-of-Rigi	nt Author	zation 🗌 Mod	lification	(BSA)	
	Certific	ation 🗌 Spe	cial Permit	Special Permit	:
	Chairpe Certific		ing Amendment er:	Variance	
Board of Estimate (E	•			Other	
	Owner				
Board of Estimate		rmance Bond			
City Council Res	Olution	ictive Declaration			

Page 1631 of 2080

Actions:

1. Action:

Subject:

ZR Section: 12-10

DOB As-of-Right

Plaza

Date:

Number:

ZR Title: Definitions

814

Book:

259

### III. Zoning Computations:

A. Base Zoning Floor Area:

**Zoning District** 

C1-9

Zoning Lot Area (sf)

24,267.00

Floor Area Ratio

10.00

**Base Zoning Floor** 

Area (sf)

242,670

Total ZLA (sf):

24.267

Total Allowed Base ZFA (sf):

242 670

B. Bonus Zoning Floor Area:

**Public Space** 

Size Provided for Bonus (sf)

**Bonus Multiplier** 

**Generated Bonus Zoning** 

Floor Area (sf)

Plaza

8,153.10

48,919

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

48,919

Total Capped Bonus ZFA (sf):

2 FAR x 24,267.00 sf

48,534

TOTAL ALLOWED BONUS ZFA (sf):

48,534

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

291,204

FAR: 12

Total Built ZFA (sf):

290,895

FAR:

12

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

48,225

**Bonus Utilization Rate:** 

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA + Adjustment

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1632 of 2080

254 East 68th Street	Publi	Public Space Record:		
		Book	: 259	
IV Required Type and Size of Public Space:				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification	
Plaza	8,071.57	•	Marginal	
V Required Hours of Access:				
<b>✓</b> 24 Hours				
Restricted Hours				
Closings for Events				
VI Required Amenitites:				
None				
VII Permitted Amenitités:				
Open Air Cafe				
Other				

			Book:	259
VIII Access for the	e Physically Disabled:			
✓ Full/Partial	☐ None			
IX Compliance an				
a was triwing a recommendation	revealed that the public space was being resurfaced.			
Compliance 2000/200				
☐ Access	Description:			
☐ Amenity				
☐ Encroachment				
Active Enforcement:				
☐ Law Dept	Comment:			
☐ DOB-SEU				
☐ DOB-Sp Projects				
DCP				
APOPS Compliance				
Access	Description:			
Amenity				
Encroachment				
Active APOPS Enforce	ment·			
☐ Law Dept	Comment:			
☐ DOB-SEU				
☐ DOB-Sp Projects				
DCP				
X Comments:				
	# <del>                                     </del>			
XI Owner Commu	nications:			
XII Revisions to D	atasheet:			
XIII Sources: Zoning Computations:	Emery Roth & Sons, Dwg ZC-1 " Zoning Computations,	" rev. 1/27/72		

814

254 East 68th Street

Page 1634 of 2080

#### 254 East 68th Street

Public Space Record:

814

Book:

259

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

Emery Roth & Sons, Dwg ZC-1 " Zoning Computations," rev. 1/27/72

# 205 East 95th Street Public Space Record: 815 Normandie Court Book: 313

I. General Informat	ion:					
Building Address:	205 East 951	h Street				
Building Name:	Normandie (					
<b>Building Location:</b>	East side of	Third Avenue between	en East 95t	h and 96th Stree	et <b>s</b>	
Public Space:	Elevated	Concourse		Plaza Residential Plaz: Sidewalk Wideni Fhrough Block A	a Through	n Block Connection n Block Galleria Plaza
Public Space Location:	Northeast cor	ner of Third Avenue a	and East 9	5th Street		
Primary Building Use:	Residential		Stories:	38 Y	ear Completed:	1985
Block/Lot #:	1541/1		NB #:	c	Community Distric	t: 8
Owner:	Yorkville Plaza	Assoc				Co-op/Condo
Address:	c/o Milstein Pro Room 4200	perties, 1271 Sixth A	venue,	New York, NY 10020-1401	Telephone:	
Managing Agent:	Milford Manage	ment				
Address:	225 East 95th 9	Street		New York, NY 10128	Telephone:	(212) 735-6500
Developer:	Milstein Proper	ties				
<b>Building Architect:</b>	Abraham D. Le	vitt Associates/The V	/ilkas Grou	р		
Principal Public Space Designer:	Abraham D. Le	vitt Associates/The \	filkas Grou	p		
II. Legal Basis For	Public Spac	e:		,		
Department of Build  ✓ As-of-Rigi	lings (DOB)	City Planning Com Authorization Certification Chairperson's Certification	☐ Mod	iification cial Permit ing Amendmen	☐ Spec	andards and Appeals (BSA) cial Permit ance
Board of Estimate (City Council (CC)  Board of Estimate		Owner  Performance	Bond		Other	
City Council Re	solution	Restrictive D	eclaration	i		
Actions:						
ZR Section: 2	00B As-of-Right 27-00 Residential Plaza				Date: Guidelines-Residen	tial Plazas

Page 1636 of 2080

Public Space Record:

815

Book:

313

#### III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District Zoning Lot Area (sf)

ot Area (sf) Floor Area Ratio

Base Zoning Floor

Area (sf)

C2-8, C1-9, R10

25,404.10

10.00

254.041

R8

201.42

Total ZLA (sf):

25,606

Total Allowed Base ZFA (sf):

254.041

**B. Bonus Zoning Floor Area:** 

Size Pro

Size Provided for Bonus (sf)

Bonus Multiplier

**Generated Bonus Zoning** 

Floor Area (sf)

Public Space Residential Plaza

8,743.00

6.00

52,458

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

52,458

Total Capped Bonus ZFA (sf):

2 FAR x 25,404.10 sf

50,808

TOTAL ALLOWED BONUS ZFA (sf):

50,808

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

304,849

**FAR:** 12

Total Built ZFA (sf):

304,849

FAR:

12

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

50,808

**Bonus Utilization Rate:** 

1

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

- Adjustment

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1637 of 2080

Normandie Co	urt		Book:		
IV Required Type ar	nd Size of Public Space:				
Public Space	s	ize Required (sf)	Bonus Utilization Rate Applied	Classification	
Residential Plaza	8,	480.71		Marginal	
V Required Hours o  ✓ 24 Hours	r Access:				
Restricted Hours					
☐ Closings for Events					
VI Required Ameniti	tes:				_
Bicycle Parking	18 spaces				
Drinking Fountain	1		•		
Lighting					
Litter Receptacles					
Planting	1,305 sf				
Plaque/Sign					
Trees within Space	13				
Seating	291 linear feet including 29.1 lt	with backs			
Trees on Street	13				

Public Space Record:

815

205 East 95th Street

VII Permitted Amenitites:

Open Air Cafe
Other

## 205 East 95th Street Normandie Court

Public Space Record:

815

Book:

313

VIII Access for the	Physically Disabled:
✓ Full/Partial	□ None
IX Compliance and	Enforcement:
(1) Site visit of fall 1999 re	evealed that some of the requried seating and bicycle parking, and the plaque were missing.
Compliance 2000/2001	
☐ Access	Description:
✓ Amenity	A site visit of summer 2000 revealed that the required bicycle parking, litter receptacles, plaque, and seating with backs were missing, and that the required drinking fountain was not operable.
☐ Encroachment	
Active Enforcement:	
☐ Law Dept	Comment:
☐ DOB-SEU	The Department of Buildings was requested by DCP in November 2000 to investigate compliance problems. DOR
☑ DOB-Sp Projects	issued NOV 111300ZSTF02AC in response to complaint 1081657 citing failure to provide amenities including no plaque, no seating with backs and only 3 space bicycle parking. ECB 34284196J issued 4/12/01, DOB 0401201ZSTFAC08. Fine of \$2,500 imposed.
☐ DCP	·
APOPS Compliance	
Access	Description:
☐ Amenity	
Encroachment	
Active APOPS Enforcem	ent:
Law Dept	Comment:
□ DOB-SEU	
☐ DOB-Sp Projects	
DCP	
_ bcr	
X Comments:	
XI Owner Communi	cations:
XII Revisions to Dat	asheet:
XIII Sources:	
Zoning Computations:	ZLA: Abraham D. Levitt Associates/The Vilkas Group, Dwg Z-1 "Site Plan & Zoning Computations," rev. 1/18/85; ZFA: See Comments; Public Space Size: New Building Application, NB 6-84, 8/8/85; Performance Bond 129404,
<b>\</b>	Comptroller's Office, 10/2/86

Page 1639 of 2080

## 205 East 95th Street Normandie Court

Public Space Record:

815

Book:

313

Base ZFA

Bonus ZFA

**Total Built ZFA** 

Public Space Size

Access.

Zoning Resolution, Section 27-00

Amenities

Zoning Resolution, Section 27-00

Site Plan

Harwood & Harwood, Dwg "Final Survey," 9/15/87

220 East 72nd Street			Public Space Record:			
					Book:	267
I. General Inform	nation:					
Building Address:	220 Eas	t 72nd Street				
Building Name:						
Building Location:	South sid	de of East 72nd Street	between S	econd and Thi	rd Avenues	
Public Space:	Arcac	le	v	Plaza	Through Block Conne	ection
	Cove	red Pedestrian Space		Residential P	laza Through Block Galler	ia
	Eleva	ted Plaza		Sidewalk Wid	ening Urban Plaza	
	Open	Air Concourse		Through Bloc	k Arcade	
	Other	Space:				
Public Space Locatio	n: South side	of East 73rd Street be	tween Seco	ond Avenue ar	d Third Avenue	
Primary Building Use	: Residential/	Community Facility	Stories:	27	Year Completed:	1974
Block/Lot #:	1426/9035		NB #:	29/72	Community District:	8
Owner:	220 E. 72nd	Street LLC			☐ Co-op/0	ondo
Address:	730 Fifth Ave	enue		New York, N 10019	•	
Managing Agent:	220 East 72r	nd Street Co.				
Address:	730 Fifth Ave	enue, Suite 2202		New York, N 10019	Y Telephone:	
Developer:						
Building Architect:	Evans & Del	ehanty				
Principal Public Space Designer:	Evans & Dele	ehanty				
II. Legal Basis Fo	r Public Spa	ace:			· · · · · · · · · · · · · · · · · · ·	***************************************
Department of Buil	dings (DOB)	City Planning Com	mission (C	CPC)	Board of Standards and A	ppeals
As-of-Rig	jht	Authorization	Mod	ification	(BSA)	
		Certification	Spec	ial Permit	Special Permit	
		Chairperson's Certification	Zoni	ng Amendme r:	nt	
Board of Estimate	(BOE)				Olhan	
City Council (CC)		Owner			Other	
Board of Estima	te Resolution	Performance	Bond		لسا	
City Council Re	solution	Restrictive De	claration			
Actions:						

Page 1641 of 2080

1. Action:

Subject:

ZR Section: 12-10

DOB As-of-Right

Plaza

Date:

Number:

ZR Title: Definitions

**Public Space Record:** 

816

Book:

Area (sf)

267

#### III. Zoning Computations:

A. Base Zoning Floor Area:

**Base Zoning Floor Zoning District** Zoning Lot Area (sf) Floor Area Ratio

**R10** 146.020 14,602.00 10.00 **R8** 14,176.00 6.50 92,144

Total ZLA (sf): 28,778 Total Allowed Base ZFA (sf): 238,164

B. Bonus Zoning Floor Area:

Size Provided for **Generated Bonus Zoning** Bonus (sf) Floor Area (sf) **Public Space Bonus Multiplier** 1,740.00 Plaza 6.00 10,440

Total Generated Bonus ZFA (sf): 10,440

Total Capped Bonus ZFA (sf): 2 FAR x 14.602 sf 29,204

> **TOTAL ALLOWED BONUS ZFA (sf):** 10,440

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

Other Bonus ZFA:

C. Other Zoning Floor Area:

BSA Variance (sf): 361-72 BZ, 7/18/72 49,082

Transferred Development Rights (sf):

Miscellaneous (sf):

49,082 **TOTAL ALLOWED OTHER ZFA (sf):** 

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf): 297,686

> FAR: 10

Total Built ZFA (sf): 297,686

FAR: 10

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

10,440

**Bonus Utilization Rate:** 

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA Note: Total Bonus ZFA Used = + Adjustment

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1642 of 2080

220 East 72nd Street	Public Space Record:		
		Book	: 267
IV Required Type and Size of Public Spa	cer		
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	1,740.00		Marginal
V Required Hours of Access:			***************************************
<b> </b>			
Restricted Hours			
Closings for Events			
VI Required Amenitites:			
None			
VII Permitted Amenitites:			
Open Air Ca <del>fe</del>			
Other			

		r abilo opade ricco	14.
		Вос	ok: 267
VIII Access for th	ne Physically Disabled:		
<b>✓</b> Full/Partial	None		
	nd Enforcement:		
Compliance 2000/200	<b>01</b>		
Access	Description:		
Amenity			
☐ Encroachment			
Active Enforcement:	_		
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
APOPS Compliance			
Access	Description:		
Amenity			
Encroachment			
Active APOPS Enforce	oment.		
Law Dept	Comment:		
DOB-SEU			
DOB-Sp Projects			
DCP			
X Comments:			
XI Owner Commu	nications:		
XII Revisions to D	atasheet:		
	and the second of the second o		
XIII Sources:			
Zoning Computations:	Evans & Delehanty, Dwg C1 "Zoning En	velope," rev. 4/26/73	
	-		

Public Space Records

216

220 Fast 72nd Street

Page 1644 of 2080

#### 220 East 72nd Street

Public Space Record:

816

Book:

267

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

**Amenities** 

Site Plan

Evans & Delehanty, Dwg C1 "Scheme C Site Plan," rev. 7/10/72

200	Fact	72nd	Stre	۵t
/ (N)		///	OHE	<b>T</b>

200 East 72nd Street		Public Space Record: 8 <sup>r</sup>				817	
	: w <sup>-</sup>		Book:				
i. General In	formation:						
<b>Building Addres</b>	s: 200 East	72nd Street					
Building Name:							
<b>Building Location</b>	on: East 72nd	d Street and Third Aven	ue				
Public Space:	☐ Arcad	е		Plaza		Through Block Co	onnection
	Cover	ed Pedestrian Space		Residentia	ıl Plaza	Through Block G	alleria
	Elevat	ed Plaza		Sidewalk \	Videning	Urban Plaza	
	Open	Air Concourse		Through B	llock Arcade	ı	
	Other	Space:					
Public Space Lo	cation:						
Primary Building	Use: Mixed		Stories:	34	Year C	ompleted:	1979
Block/Lot #:	1426/44		NB #:	61/70	Commi	unity District:	8
Owner:	Allen & Allen					☐ Co-	op/Condo
Address:	190 East 72r	d Street		New York 10021	k, NY 1	Telephone:	
Managing Agent	: Irving Dimsoi	n, c/o Carlyle Construct	ion Corp.				
Address:	340 East 46t	n Street		New York 10017	k, NY 1	Telephone: (212) 682	2-7300
Developer:							
<b>Building Archite</b>	ct:						
Principal Public Space Designer:							
II. Legal Basi	s For Public Spa	ice:					
Department o	f Buildings (DOB)	City Planning Com	mission (	CPC)	E	loard of Standards an	d Appeals
✓ As-	of-Right	Authorization	☐ Mod	ification		(BSA)	
		Certification	Spec	dal Permit	t	Special Permit	į.
		Chairperson's Certification		ng Amend	lment	✓ Variance	
		oci tillodilori	Othe	er:			
Board of Esti	• •				o	ther	
City Council (	•	Owner					
	stimate Resolution	Performance					
Actions:							
1. Action:	DOB As-of-Right	t Number:	;		Date:		
ZR Section	on: 12-10	ZR Title	:				
Subject:	Plaza						
2. Action:	BSA Variance	Number:	337-78	BZ	Date:	10/13/82	
ZR Section	on: 72-21	ZR Title:	Findings	Required	for Variance		

Page 1646 of 2080

Subject:

Permits in an R8, R10, C1-5, C1-9 district, on a plot with two existing structures, the erection of a 35 story mixed building that exceeds the adjusted floor area ratio, height of the front wall

and lot area per room, encroaches on the required distance between building

Book:

#### III. Zoning Computations:

A. Base Zoning Floor Area:

**Zoning District Zoning Lot Area (sf)** C1-5, C1-9: 80.9% 25,840.83

ng Lot Area (sf) Floor 25,840.83

Floor Area Ratio 10.00 Area (sf) 258,408

**Base Zoning Floor** 

R8: 19.17%

6,130.20

3.14

19,249

Total ZLA (sf):

31,971

Total Allowed Base ZFA (sf):

277,657

**B. Bonus Zoning Floor Area:** 

**Public Space** 

Size Provided for Bonus (sf)

**Bonus Multiplier** 

Generated Bonus Zoning Floor Area (sf)

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

0

Total Capped Bonus ZFA (sf):

20%

55,531

TOTAL ALLOWED BONUS ZFA (sf):

0

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

128,335

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

128,335

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

405,992

**FAR:** 13

Total Built ZFA (sf):

405.992

FAR:

13

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

0

**Bonus Utilization Rate:** 

#Div/0!

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

+ Adjustment

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1647 of 2080

200 East 72nd Street	Public Space Record:					
		Book:				
IV Required Type and Size of Public S	pace:					
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification			
V Required Hours of Access:						
24 Hours						
Restricted Hours						
Closings for Events						
VI Required Amenitites:						
VII Permitted Amenitites:						
Open Air Cafe						
Other						

200 East 72nd Street		Public Space Record:	817
		Book:	
) VIII Access for t	he Physically Disabled:		
☐ Full/Partial	☐ None		
· · · · · · · · · · · · · · · · · · ·	ind Enforcement:		
े १८३ सम्बद्धाः मृत्यस्थाः स्वरूपः स्व			
Compliance 2000/20	01		
Access	Description:		
☐ Amenity			
☐ Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
APOPS Compliance			
Access	Description:		
Amenity			
☐ Encroachment			
Active APOPS Enforc	ement:		
Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
DCP			
X Comments:			
XI Owner Commu	nications:		
XII Revisions to D	atasheet:		
XIII Sources:  Zoning Computations:	Birnbaum, Dwg H-1, 7/28/76		

200 East 72nd Street

Page 1649 of 2080

#### 200 East 72nd Street

Public Space Record:

817

Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

Bayard Hous	se					Во	ok:
I. General Informa	ition:						
Building Address:	203 East	72nd Street					
<b>Building Name:</b>	Bayard H	louse					
Building Location:	Southeas	t corner of Third Avenu	ue and Eas	t 73rd Stree	t		
Public Space:	<ul> <li>☐ Arcade</li> <li>☐ Covered Pedestrian Space</li> <li>☐ Elevated Plaza</li> <li>☐ Open Air Concourse</li> <li>☐ Other Space:</li> </ul>		<ul><li>☐ Plaza</li><li>☐ Residential Plaza</li><li>☐ Sidewalk Widening</li><li>☐ Through Block Arcade</li></ul>			h Block Connection h Block Galleria Plaza	
Public Space Location:		ориос.					
Primary Building Use:	Residential		Stories:	27	Year Co	mpleted:	1966
Block/Lot #:	1427/1		NB #:	130/65	Commu	nity Distric	t: 8
Owner:	203 East 72n	d Street Corp., c/o Insi	ignia Resid	ential Group		•	
Address:	675 Third Ave	enue		New York, 10017	NY T	elephone:	✓ Co-op/Condo (212) 350-2800
Managing Agent:	Insignia Resi	dential Group					
Address:	675 Third Ave	enue		New York, 10017	NY T	elephone:	(212) 350-2800
Developer:							
Building Architect:	Horace Ginsb	em					
Principal Public Space Designer:	Horace Ginsb	em					
II. Legal Basis For	Public Spa	C9:			***************************************		
Department of Bulldings (DOB)  As-of-Right		City Planning Commission (CPC)  Authorization			Board of Standards and Appeals (BSA)  Special Permit Variance		
Board of Estimate (B City Council (CC) Board of Estimate City Council Resc	Resolution	Owner  Performance I  Restrictive De			Oti	ner	

Public Space Record:

818

203 East 72nd Street

Actions:

## 203 East 72nd Street **Bayard House**

Public Space Record:

818

Book:

#### III. Zoning Computations:

A. Base Zoning Floor Area:

R10 (as of 1966)

**Zoning District** C1-9 (R10)

Zoning Lot Area (sf) 13,281.66

Floor Area Ratio

Area (sf) 132,817

**Base Zoning Floor** 

10.00

112,383

Total ZLA (sf):

24,520

11,238.32

Total Allowed Base ZFA (sf):

245,200

**B. Bonus Zoning Floor Area:** 

**Public Space** 

Size Provided for Bonus (sf)

**Bonus Multiplier** 

Generated Bonus Zoning Floor Area (sf)

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

Total Capped Bonus ZFA (sf):

**TOTAL ALLOWED BONUS ZFA (sf):** 

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

**TOTAL ALLOWED OTHER ZFA (sf):** 

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

245,200

FAR:

Total Built ZFA (sf):

10 214,565

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

-30,635

**Bonus Utilization Rate:** 

#Div/0!

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

+ Adjustment

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1652 of 2080

203 East 72nd Street	Public Space Record:				
Bayard House	Book:				
IV Required Type and Size of Public S	pace:				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
V Required Hours of Access:					
24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:					
VII Permitted Amenitites:					
Open Air Cafe					
Other					

203 E	East 72nd Street	Public Space Record:	818
Bayard House		Book:	
VIII Access for	the Physically Disabled:		
☐ Full/Partial	None		
IX Compliance	and Enforcement:		
Compliance 2000/2	001		
Access	Description:		
Amenity			
Encroachment			
Active Enforcemen	<b>t:</b>		
Law Dept	Comment:		
DOB-SEU			
DOB-Sp Projects	•		
DCP			
APOPS Compliance			
Access	Description:		
Amenity			
Encroachment			
Active APOPS Enfo	prcement:		
Law Dept	Comment:		
DOB-SEU			
DOB-Sp Projects			
DCP			
X Comments:			
XI Owner Comm	nunications:		
XII Revisions to	) Datash <del>ee</del> t:		
XIII Sources:			

Page 1654 of 2080

Zoning Computations: New York City Department of Finance records

## 203 East 72nd Street Bayard House

Public Space Record:

818

Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

300 East 62nd Street		t	Public Space Record:				ord:	819
Paladin						Во	ok:	249
I. General Inform	ation:							
Building Address:	300 East	62nd Street						
<b>Building Name:</b>	Paladin							
<b>Building Location:</b>	Southeas	t corner of Second Av	enue and E	ast 62nd S	treet			
Public Space:	Arcad	e		Plaza		Throug	n Block Conne	ction
	Cover	ed Pedestrian Space	•	Residentia	il Plaza	range of the same	h Block Galleria	
	Eleval	ed Plaza		Sidewalk V	Videning	Urban		
	Open	Air Concourse		Through B	lock Arcade			
	Other	Space:						
Public Space Location	: Southeast	comer of Second Aven	ue and Eas	st 62nd Stre	eet			
Primary Building Use:	Residential		Stories:	31	Year Co	ompleted:		1985
Block/Lot #:	1436/1001-1	111	NB #:	25/84	Commi	unity Distric	l:	8
Owner:	Condominiun	1					✓ Co-op/Co	ondo
Address:		Properties, 55 Sixth A	venue	New York 10001	, NY T	elephone:	(212) 868-832	
Managing Agent:	Lawrence Pro	perties						
Address:	55 Sixth Aver			New York 10001	, NY T	elephone:	(212) 868-832	0
Developer:	Empire Realty	Group, Inc.						
Building Architect:	Liebman Lieb	man Associates						
Principal Public Space Designer:	Liebman Lieb	man Associates						
II. Legal Basis For	Public Spa	ce;						
Department of Build	ings (DOB)	City Planning Com	mission (C	PC)	В	oard of Stan	dards and Ap	peals
✓ As-of-Right	nt	Authorization Modif		lification			(BSA)	
		Certification	☐ Spec	iai Permit		Speci	al Permit	
		Continuerson's	Zoni	ng Amendr	ment	Variar	ice	
		Certification	Othe	r:				
Board of Estimate (E	BOE)				0#	hau		
City Council (CC)		Owner				her		
Board of Estimate	Resolution	Performance I	Bond		Ч			
City Council Res	olution	Restrictive De	claration					
Actions:								
1. Action: DO	OB As-of-Right	Number:			Date:			
ZR Section: 27	7-00			Irban Desig	-	s - Residentia	3 <b>i</b>	
Subject: Re	esidential Plaza		, 144.40					

Page 1656 of 2080

## 300 East 62nd Street Paladin

Public Space Record:

819

Book:

249

#### III. Zoning Computations:

A. Base Zoning Floor Area:

**Zoning District** C2-8 (R10)

Zoning Lot Area (sf)

Floor Area Ratio

**Base Zoning Floor** 

Area (sf)

9,427.50

10.00

94,275

Total ZLA (sf):

9,428

Total Allowed Base ZFA (sf):

94,275

**B. Bonus Zoning Floor Area:** 

**Public Space** 

Size Provided for Bonus (sf)

**Bonus Multiplier** 

**Generated Bonus Zoning** 

Floor Area (sf)

Residential Plaza

3,143.00

6.00

18,858

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

18,858

Total Capped Bonus ZFA (sf):

2 FAR x 9,428 sf

18,856

TOTAL ALLOWED BONUS ZFA (sf):

18,856

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

113,131

FAR:

Total Built ZFA (sf):

113,114

12

FAR:

12

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

18,839

**Bonus Utilization Rate:** 

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

+ Adjustment

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1657 of 2080

Paladin			Book	: 249
IV Required Type a	nd Size of Public Space:			
Public Space	Size	e Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	3,14	<b>\$</b> 3.00		Hiatus
V Required Hours o	f Access:			
✓ 24 Hours	•			
Restricted Hours				
Closings for Events				
VI Required Ameniti	ites:			
Artwork	sculpture			
Bicycle Parking	6 spaces			
Lighting				
Litter Receptacles	6 cubic feet			
Planting	471 sf required, 1,190 sf provide	d		
Plaque/Sign				
Trees within Space	3			
Seating	39.29 linear feet including 3.92 If wood bench provided	with backs requi	red, 45.5 If of planter wall ar	nd 22.5 If of
Trees on Street	9			

300 East 62nd Street

Open Air Cafe

Other

Public Space Record:

819

Paladir	1	Book:	249
/III Access for the	e Physically Disabled:		
	and the control of th		
Full/Partial	None		
X Compliance an	A 1999 OF THE ONLY (1999) A 1991 OF THE ONLY THE STATE OF		
1) Site visit of fall 1999 eceptacles and plaza t	revealed that some of the required bicycle parking and street trees werees were completely missing.	re missing. The required plaque, I	itter
ompliance 2000/2001	ı		
Access	Description:		
Amenity	Under construction		
Encroachment			
ctive Enforcement:			
Law Dept	Comment:		
DOB-SEU			
DOB-Sp Projects			
DCP .			
POPS Compliance			
Access	Description:		
Amenity			
Encroachment			
ctive APOPS Enforce	ment:		
Law Dept	Comment:		
DOB-SEU			
DOB-Sp Projects			
DCP			
( Comments:			
(I Owner Commur	nications		
" - where commun	The second of the second control of		
(II Revisions to Da	atasheet:		
(III Sources:			
Zoning Computations:	ZLA, ZFA: Transcription from Liebman Liebman Associates, Dwg A2 Public Space Size: Liebman Liebman Associates. "Zoning Analysis."	"General Notes and Zoning Data,	" 6/25/84;

Public Space Record:

819

300 East 62nd Street

Page 1659 of 2080

## 300 East 62nd Street Paladin

Public Space Record:

819

Book:

249

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Liebman Liebman Associates, "Zoning Analysis," 4/29/86

Site Plan

Liebman Liebman Associates, Dwg A-9 "1st Floor Plan," rev. 6/17/85

340 East 64th Street		Public Space Record:			820			
Saint Tropez			Book:				ook:	
I. General Informa	ation:							
Building Address:	340 East	64th Street						
Building Name:	Saint Tro	pez						
Building Location:	West side	en East 63	3rd and 64th	n Streets				
Public Space:	Arcade	9	V	Plaza		Throug	h Block Conne	ction
	☐ Covere	ed Pedestrian Space		Residential	l Plaza	Throug	h Block Galleri	а
	☐ Elevat	ed Plaza		Sidewalk V	Videning	Urban	Plaza	
	Open	Air Concourse		Through Bl	ock Arcade	•		
	Other	Space:						
Public Space Location	:							
Primary Building Use:	Residential		Stories:	33	Year C	ompleted:		1965
Block/Lot #:	1438/201-350	14	NB #:	8/61	Comm	unity Distric	at:	8
Owner:	Condominium	n, Wallack Managemer	nt Co.				✓ Co-op/C	anda
Address:	18 East 64th	Street		New York 10021	, NY ,	Telephone:	(212) 751-029	
Managing Agent:	Wallack Mana	agement Co.						
Address:	18 East 64th	Street		New York, 10021	, NY T	Telephone:	(212) 751-029	13
Developer:	The Kratter C	orporation						
Building Architect:	Kelly & Gruze	n						
Principal Public Space Designer:	Kel <b>iy &amp;</b> Gruze	n						
II. Legal Basis For	Public Spa	C0:				***		
Department of Build	ings (DOB)	City Planning Commission (CPC)		В	Board of Standards and Appeals		peals	
✓ As-of-Right		Authorization Mod		odification			(BSA)	
		Certification	Spec	ial Permit			ial Permit	
		Certification	Zonii	ng Amendn r:	nent	☐ Varia	nce	
Board of Estimate (E	BOE)							
City Council (CC)		Owner			Ot	Other		
☐ Board of Estimate	Resolution	Performance I	Bond					
City Council Res	oiution	Restrictive De	claration					

340 East 64th Street

Actions:

## 340 East 64th Street Saint Tropez

Public Space Record:

820

Book:

III. Zoning Computations:
---------------------------

A. Base Zoning Floor Area:

**Zoning District** 

Zoning Lot Area (sf)

Floor Area Ratio

**Base Zoning Floor** Area (sf)

35,145.90

Total ZLA (sf):

35,146

Total Allowed Base ZFA (sf):

0

B. Bonus Zoning Floor Area:

**Public Space** 

Size Provided for Bonus (sf)

**Bonus Multiplier** 

**Generated Bonus Zoning** Floor Area (sf)

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

Total Capped Bonus ZFA (sf):

TOTAL ALLOWED BONUS ZFA (sf):

Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

0

FAR:

Total Built ZFA (sf):

562,843

FAR:

Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

562,843

**Bonus Utilization Rate:** 

#Div/0!

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA + Adjustment

Reason for Adjustment:

Note: The Bonus Utilization Rate (BUR) is the ratio of Total Bonus ZFA Used to Total Generated Bonus ZFA

Page 1662 of 2080

340 East 64th Street	Public Space Record:					
Saint Tropez		Book:				
IV Required Type and Size of Public Sp	pace:					
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification			
V Required Hours of Access:						
24 Hours						
Restricted Hours						
☐ Closings for Events						
VI Required Amenitites:						
VII Permitted Amenitites:						
Open Air Cafe						
Other						

340 East 64th Street		Public Space Record:	820
Saint Tropez		Book:	
	The second second section is a second		
VIII Access for	the Physically Disabled:		
☐ Full/Partial	None		
IX Compliance	and Enforcement:		
Compliance 2000/2	2001		
Access	Description:		
☐ Amenity			
☐ Encroachment			
Active Enforcemen	ıt:		
Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects	<b>;</b>		
DCP			
APOPS Compliance			
Access	Description:		
Amenity			
Encroachment			
Active APOPS Enfo	rcement:		
Law Dept	Comment:		
☐ DOB-SEU			
DOB-Sp Projects			
DCP			
X Comments: Zoning calculations	indicate that this is a pre-1961 building.		
XI Owner Comm	nunications:		
XII Revisions to	Datasheet:		

Page 1664 of 2080

Kelly & Gruzen, Dwg A 2, "Zoning Computations," 5/17/62

XIII Sources:
Zoning Computations:

## 340 East 64th Street Saint Tropez

Public Space Record:

Book:

820

Base ZFA

Bonus ZFA

**Total Built ZFA** 

Public Space Size

Access

**Amenities** 

Site Plan