

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. **Copying Fee:** 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 (www.nyc.gov/dcp) 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. **Appeal**: 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) 720-3303

118 East 60th Street
Plaza Tower

Public Space Record: 801
Book: 244

I. General Information:

Building Address: 118 East 60th Street

Building Name: Plaza Tower

Building Location: South side of East 60th Street between Lexington and Park Avenues

Public Space:

<input type="checkbox"/> Arcade	<input checked="" type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location: South side of East 60th Street between Lexington and Park Avenue

Primary Building Use: Residential **Stories:** 33 **Year Completed:** 1965

Block/Lot #: 1394/7 **NB #:** 110/61 **Community District:** 8

Owner: 118 E 60 Owners Inc

☒ Co-op/Condo

Address: c/o Elm anagement, 1035 Second Avenue New York, NY 10022 **Telephone:** (212) 293-0300

Managing Agent: Elm Management

Address: 1035 Second Avenue New York, NY 10022 **Telephone:** (212) 293-0300

Developer:

Building Architect: Samuel Paul & Seymour Jarmul

Principal Public Space Designer: Samuel Paul & Seymour Jarmul

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

☐ Authorization ☐ Modification
☐ Certification ☐ Special Permit
☐ Chairperson's Certification ☐ Zoning Amendment
☐ Other:

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

1. Action: DOB As-of-Right Number: Date:
Z R Section: 12-10 Z R Title: Definitions
Subject: Plaza

118 East 60th Street
Plaza Tower

Public Space Record: 801
Book: 244

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C5-3	16,569.30	15.00	248,540
C6-4	5,523.10	10.00	55,231
Total ZLA (sf):		22,092	Total Allowed Base ZFA (sf): 303,771

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning 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): 0

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:	1

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

118 East 60th Street
Plaza Tower

Public Space Record: 801
Book: 244

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	6,276.00	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Marginal

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

None

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

118 East 60th Street
Plaza Tower

Public Space Record: 801
Book: 244

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ 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 Enforcement:

☐ Law Dept Comment:
☐ DOB-SEU
☐ DOB-Sp Projects
☐ DCP

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

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

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 61st Street
Trump Plaza

Public Space Record: 802
Book: 251

I. General Information:

Building Address: 167 East 61st Street

Building Name: Trump Plaza

Building Location: Full blockfront of west side of Third Avenue between East 61st and 62nd Streets

Public Space:

<input type="checkbox"/> Arcade	<input type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input checked="" type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location: North side of East 61st Street west of Third Avenue

Primary Building Use: Residential Stories: 39 Year Completed: 1983

Block/Lot #: 1396/32,33 NB #: 58/81 Community District: 8

Owner: Trump Plaza Owners, Inc.

Address: 167 East 61st Street New York, NY 10021 Telephone: ☒ Co-op/Condo (212) 935-6364

Managing Agent: Bellmarc Property Management

Address: 352 Park Avenue South New York, NY 10010 Telephone: (212) 252-1900

Developer: Donald J. Trump

Building Architect: Frank Williams/Philip Birnbaum

Principal Public Space Designer: Thomas Balsley

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

☐ Authorization ☐ Modification
☐ Certification ☐ Special Permit
☐ Chairperson's Certification ☐ Zoning Amendment
☐ Other:

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

- Action: DOB As-of-Right Number: Date: 1981
ZR Section: 27-00 ZR Title: Special Urban Design Guidelines-Residential Plazas
Subject: Residential Plaza
- Action: Performance Bond Number: QC1-121-055679-09 Date: 11/7/85
ZR Section: 27-44 ZR Title: Contract Bond
Subject: \$3,223.00 Contract Bond issued by Liberty Mutual Insurance Company Boston for the maintenance of a residential plaza located at 167-169 East 61st Street, Borough of Manhattan.

167 East 61st Street
Trump Plaza

Public Space Record: 802
Book: 251

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)	21,088.00	10.00	210,880
Total ZLA (sf):		21,088	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 Built Zoning Floor Area:

Total Allowed ZFA (sf):	253,056
FAR:	12
Total Built ZFA (sf):	253,018
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):	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

167 East 61st Street
Trump Plaza

Public Space Record: 802
Book: 251

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	7,026.76	<input checked="" type="checkbox"/>	Hiatus
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☐ 24 Hours
- ☒ Restricted Hours Primary Space: 8:00 am to 8:00 pm or dark, whichever is later
- ☐ Closings for Events

VI Required Amenities:

Bicycle Parking	Primary Space: 8 spaces
Drinking Fountain	Primary Space: 1
Lighting	
Litter Receptacles	
Planting	Primary Space: 630 sf required, 1,275 sf provided; Visual Residual: 2,600 sf
Plaque/Sign	
Trees within Space	Primary Space: 6 required, 10 provided; Visual Residual: 8
Seating	Primary Space: 140.72 linear feet including 14.07 lf with backs required, 153.5 lf including 67.5 lf with backs provided
Trees on Street	12
Water Feature	Primary Space: 300 sf required, 400 sf fountain provided

VII Permitted Amenities:

- ☐ Open Air Cafe
- ☐ Other

167 East 61st Street
Trump Plaza

Public Space Record: 802
Book: 251

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Site visit of fall 1999 revealed 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 Enforcement:

☐ Law Dept Comment:
☐ DOB-SEU
☐ DOB-Sp Projects
☐ DCP

X Comments:

XI Owner Communications:

Marked-up copy of owner letter attachment from Carolyn Tucker with revised information on owner and agent in an envelope postmarked 9/28/99.

XII Revisions to Datasheet:

XIII Sources:

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

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

I. General Information:**Building Address:** 980 Fifth Avenue**Building Name:****Building Location:** Northeast corner of Fifth Avenue and East 79th Street

Public Space:

<input type="checkbox"/> Arcade	<input checked="" type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location: Northeast corner of Fifth Avenue and East 79th Street**Primary Building Use:** Residential **Stories:** 27 **Year Completed:** 1967**Block/Lot #:** 1491/1 **NB #:** **Community District:** 8**Owner:** 980 5 Ave Corp**Address:** c/o Insignia Residential Group, 675 Third Avenue New York, NY 10017 **Telephone:** (212) 350-2800 ☒ Co-op/Condo**Managing Agent:** Insignia Residential Group**Address:** 675 Third Avenue New York, NY 10017 **Telephone:** (212) 350-2800**Developer:****Building Architect:** Paul Resnick & Harry F. Green**Principal Public Space Designer:** Paul Resnick & Harry F. Green**II. Legal Basis For Public Space:****Department of Buildings (DOB)**☒ As-of-Right**City Planning Commission (CPC)**

<input type="checkbox"/> Authorization	<input type="checkbox"/> Modification
<input type="checkbox"/> Certification	<input type="checkbox"/> Special Permit
<input type="checkbox"/> Chairperson's Certification	<input type="checkbox"/> Zoning Amendment
	<input type="checkbox"/> Other:

Board of Standards and Appeals (BSA)

<input type="checkbox"/> Special Permit
<input type="checkbox"/> Variance

Board of Estimate (BOE)**City Council (CC)**

<input type="checkbox"/> Board of Estimate Resolution
<input type="checkbox"/> City Council Resolution

Owner

<input type="checkbox"/> Performance Bond
<input type="checkbox"/> Restrictive Declaration

Other☐**Actions:**

1. Action:	DOB As-of-Right	Number:	Date:
ZR Section:	12-10	ZR Title:	Definitions
Subject:	Plaza		

III. Zoning Computations:**A. Base Zoning Floor Area:**

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R 10 (PI)	12,393.00	10.00	123,930

Total ZLA (sf):	12,393	Total Allowed Base ZFA (sf):	123,930
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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

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	141,207
FAR:	11
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

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	2,879.5	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Marginal

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

None

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ 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 Enforcement:

☐ Law Dept Comment:
☐ DOB-SEU
☐ DOB-Sp Projects
☐ DCP

X Comments:**XI Owner Communications:****XII Revisions to Datasheet:****XIII Sources:**

Zoning Computations: ZLA: Calculated from dimensioned site plan drawn on DOB New Building Application, NB 106/64; ZFA: Calculated from Gross Floor Area on DOB New Building Application, NB 106/64, reduced by 5%; Public Space Size: See Comment

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 64th Street
Royale

Public Space Record: 804
Book: 252

I. General Information:

Building Address: 188 East 64th Street

Building Name: Royale

Building Location: Full blockfront on west side of Third Avenue between East 63rd and 64th Streets

Public Space:

<input type="checkbox"/> Arcade	<input type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input checked="" type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location: Northwest corner of Third Avenue and East 63rd Street

Primary Building Use: Residential **Stories:** 42 **Year Completed:** 1987

Block/Lot #: 1398/1001-1207 **NB #:** 111/84 **Community District:** 8

Owner: Condominium

Address: c/o Insignia Residential Group, 675 Third Avenue New York, NY 10017 **Telephone:** (212) 370-9200 ☒ Co-op/Condo

Managing Agent: Insignia Residential Group

Address: 675 Third Avenue New York, NY 10017 **Telephone:** (212) 370-9200

Developer:

Building Architect: Schuman, Lichtenstein, Claman, Efron

Principal Public Space Designer: Quennell Rothschild Associates

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

☐ Authorization ☐ Modification
☐ Certification ☐ Special Permit
☐ Chairperson's Certification ☐ Zoning Amendment
☐ Other:

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

1. Action: DOB As-of-Right Number: Date:
ZR Section: 27-00 ZR Title: Special Urban Design Guidelines-Residential Plazas
Subject: Residential Plaza

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)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-9 (R10)	20,083.00	10.00	200,830
R7-2	8,342.00		

Total ZLA (sf):	28,425	Total Allowed Base ZFA (sf):	200,830
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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
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D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	240,832
FAR:	8
Total Built ZFA (sf):	240,038
FAR:	8

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:	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

188 East 64th Street
Royale

Public Space Record: 804
Book: 252

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	6,533.66	<input checked="" type="checkbox"/>	Hiatus
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

Bicycle Parking	Primary Space: 8 spaces
Drinking Fountain	Primary Space: 1
Lighting	
Litter Receptacles	2 cubic feet
Planting	Primary Space: 600 sf required, 730 sf provided; Visual Residual Space: 701.25 sf
Plaque/Sign	
Trees within Space	Primary Space: 6; Usable Residual Space: 2
Seating	Primary Space: 134 linear feet including 13.4 lf with backs required, 139 lf provided; Usable Residual Space: 54 linear feet including 5.4 lf with backs required, 50 lf of fixed seating and 1 four-foot movable bench provided
Trees on Street	9

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

188 East 64th Street
Royale

Public Space Record: 804
Book: 252

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) The Department of City Planning on March 8, 1990 notified the attorney for the building owner that the required public space sign was not present and requested that the matter be rectified. (2) Site visit of fall 1999 revealed that the required bicycle parking, drinking fountain, plaque, litter receptacles, 5.4 lf of seating with backs, and four lf bench were not provided.

Compliance 2000/2001

<input checked="" type="checkbox"/> Access	Description:
<input checked="" type="checkbox"/> Amenity	A site visit of summer 2000 revealed that part of the Primay Plaza on East 63rd Street was obstructed by the Food Emporium, delivery carts chained in Primary Space, no required bicycle parking, drinking fountain, litter receptacles, seating with backs in the Usable Residual Plaza, and gates in Usable Residual Space even though it is required to be open 24 hours a day.
<input checked="" type="checkbox"/> Encroachment	

Active Enforcement:

<input type="checkbox"/> Law Dept	Comment:
<input checked="" type="checkbox"/> DOB-SEU	DOB issued NOV 34257948 in October 2000 in response to a DCP complaint. NOV cited a failure to provide four foot bench in the Usable Residual Space, drinking fountain, bicycle rack and litter receptacles as well as hand trucks and delivery carts obstructing the Residential Plaza. Default fine of \$2500 issued. DCP sent DOB material for reinspection on 9/5/01. DOB will reinspect. DOB issued second offense 011702Z06JM01 and new 011702C08JM03. Fines of \$10,000 and \$2,500 imposed.
<input type="checkbox"/> DOB-Sp Projects	
<input type="checkbox"/> DCP	

APOPS Compliance

<input type="checkbox"/> Access	Description:
<input type="checkbox"/> Amenity	
<input type="checkbox"/> Encroachment	

Active APOPS Enforcement:

<input type="checkbox"/> Law Dept	Comment:
<input type="checkbox"/> DOB-SEU	
<input type="checkbox"/> DOB-Sp Projects	
<input type="checkbox"/> DCP	

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: Schuman, Lichtenstein, Claman, Efron, Dwg A1 " Zoning Calculations," 12/3/84

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
Phoenix

Public Space Record: 805
Book: 255

I. General Information:

Building Address: 160 East 65th Street
Building Name: Phoenix
Building Location: Full blockfront on west side of Third Avenue between East 64th and 65th Streets

Public Space:

<input type="checkbox"/> Arcade	<input checked="" type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location: Southwest corner of Third Avenue and East 65th Street

Primary Building Use: Residential **Stories:** 31 **Year Completed:** 1969
Block/Lot #: 1399/33 **NB #:** 81/65 **Community District:** 8

Owner: Phoenix Owners Corp. ☒ Co-op/Condo

Address: c/o David Frankel Realty Inc., 160 East 65th Street New York, NY 10021 **Telephone:** (212) 772-7600

Managing Agent: David Frankel Realty Inc.
Address: 160 East 65th Street New York, NY 10021 **Telephone:** (212) 772-7600

Developer:

Building Architect: Emery Roth & Sons

Principal Public Space Designer: Emery Roth & Sons

II. Legal Basis For Public Space:

Department of Buildings (DOB)	City Planning Commission (CPC)	Board of Standards and Appeals (BSA)
<input checked="" type="checkbox"/> As-of-Right	<input type="checkbox"/> Authorization <input type="checkbox"/> Modification	<input type="checkbox"/> Special Permit
	<input type="checkbox"/> Certification <input type="checkbox"/> Special Permit	<input type="checkbox"/> Variance
	<input type="checkbox"/> Chairperson's Certification <input type="checkbox"/> Zoning Amendment	
	<input type="checkbox"/> Other:	

Board of Estimate (BOE) **Other**

City Council (CC) **Owner**

<input type="checkbox"/> Board of Estimate Resolution	<input type="checkbox"/> Performance Bond	<input type="checkbox"/>
<input type="checkbox"/> City Council Resolution	<input type="checkbox"/> Restrictive Declaration	

Actions:

1. Action: DOB As-of-Right Number: Date:
ZR Section: 12-10 ZR Title: Definitions
Subject: Plaza

160 East 65th Street
Phoenix

Public Space Record: 805
Book: 255

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-9	20,083.00	10.00	200,830

Total ZLA (sf):	20,083	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	6.00	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
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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:	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

160 East 65th Street
Phoenix

Public Space Record: 805
Book: 255

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	6,678.45	<input checked="" type="checkbox"/>	Marginal
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

None

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

160 East 65th Street
Phoenix

Public Space Record: 805
Book: 255

VIII Access for the Physically Disabled:

- ☒ Full/Partial ☐ None

IX Compliance and Enforcement:

Compliance 2000/2001

- ☐ Access
☒ Amenity
☐ Encroachment

Description:

DOB investigation in response to complaint that recycling bins are located on the Plaza.

Active Enforcement:

- ☐ Law Dept
☐ DOB-SEU
☒ DOB-Sp Projects
☐ DCP

Comment:

DOB issued NOV 110600ZSTF02AC in response to complaint 1080866 citing garbage containers in the Plaza.
DOB reports that the violation was corrected and dismissed.

APOPS Compliance

- ☐ Access
☐ Amenity
☐ Encroachment

Description:

Active APOPS Enforcement:

- ☐ Law Dept
☐ DOB-SEU
☐ DOB-Sp Projects
☐ DCP

Comment:

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: ZLA, Public Space Size: Emery Roth & Sons, Dwg F-4 "First Floor Plan," rev. 10/7/65; ZFA: See Comments

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

I. General Information:**Building Address:** 733 Park Avenue**Building Name:****Building Location:** Southeast corner of Park Avenue and East 71st Street

Public Space:

<input checked="" type="checkbox"/> Arcade	<input checked="" type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location: Southeast corner of Park Avenue and East 72nd Street**Primary Building Use:** Residential **Stories:** 30 **Year Completed:** 1970**Block/Lot #:** 1405/72 **NB #:** 178/69 **Community District:** 8**Owner:** 733 Tenants Corp.☒ Co-op/Condo**Address:** c/o Insignia Residential Group, 675 Third AvenueNew York, NY
10017**Telephone:** (212) 350-2800**Managing Agent:** Insignia Residential Group**Address:** 675 Third AvenueNew York, NY
10017**Telephone:** (212) 350-2800**Developer:** 733 Park Ave. Co.**Building Architect:** Kahn and Jacobs with Harry F. Green**Principal Public Space Designer:** Kahn and Jacobs with Harry F. Green**II. Legal Basis For Public Space:****Department of Buildings (DOB)**☒ As-of-Right**City Planning Commission (CPC)**☐ Authorization☐ Modification☐ Certification☐ Special Permit☐ Chairperson's
Certification☐ Zoning Amendment☐ Other:**Board of Standards and Appeals
(BSA)**☐ Special Permit☐ Variance**Board of Estimate (BOE)****City Council (CC)**☐ Board of Estimate Resolution☐ City Council Resolution**Owner**☐ Performance Bond☐ Restrictive Declaration**Other**☐**Actions:**

1. Action: DOB As-of-Right

Number:

Date:

ZR Section: 12-10

ZR Title: Definitions

Subject: Plaza

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
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B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning 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 x 9,539.10 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
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D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	113,096
FAR:	12
Total Built ZFA (sf):	113,096
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):	17,705
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

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	2,070.57	<input type="checkbox"/>	Marginal
Arcade	1,760.39	<input type="checkbox"/>	Marginal
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

None

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

- ☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Site visit of fall 1999 revealed that access was not permitted.

Compliance 2000/2001

- ☒ Access Description: During a site visit of summer 2000 visitors were told by a building employee there the space was not open to the public.
- ☐ Amenity
- ☐ Encroachment

Active Enforcement:

- ☐ Law Dept Comment: The Department of City Planning sent a letter to the building owner on November 28th, 2000 notifying them of the compliance issue and requesting action within 30 days after which the matter would be referred to the Department of Buildings. DCP requested DOB investigation on 3/26/02
- ☐ DOB-SEU
- ☐ DOB-Sp Projects
- ☒ DCP

APOPS Compliance

- ☐ Access Description:
- ☐ Amenity
- ☐ Encroachment

Active APOPS Enforcement:

- ☐ Law Dept Comment:
- ☐ DOB-SEU
- ☐ DOB-Sp Projects
- ☐ DCP

X Comments:**XI Owner Communications:**

Letter, 9/27/99, from Neil Rappaport of Insignia Residential Group stating that the building "has a privately owned but publicly accessible plaza with no amenities." A revised owner letter was sent 3/29/00, Neil Rappaport responded 4/4/00 that "the Plaza is currently a garden and the 'Arcade' is a walking area only with no sitting or other amenities."

XII Revisions to Datasheet:**XIII Sources:**

Zoning Computations: ZLA, Public Space Size: architect's First Floor Plan submitted to DOB, NB 178/69; ZFA: see comments

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: 807
Book:

I. General Information:

Building Address: 1230 Third Avenue

Building Name: Tower East

Building Location: West side of Third Avenue between East 71st and 72nd Streets

Public Space:

<input type="checkbox"/> Arcade	<input type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location:

Primary Building Use: Residential

Stories: 35

Year Completed: 1962

Block/Lot #: 1406/41

NB #: 122/60

Community District: 8

Owner: 190 East 72nd St. Corp.

Address:

☒ Co-op/Condo

Telephone:

Managing Agent: Century Operating Company, c/o Bob Harwood

Address: 33 West 33rd Street

New York, NY
10022

Telephone: (212) 832-4100

Developer:

Building Architect: Samuel Garnett

Principal Public
Space Designer: Samuel Garnett

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☐ As-of-Right

City Planning Commission (CPC)

☐ Authorization ☐ Modification
☐ Certification ☐ Special Permit
☐ Chairperson's Certification ☐ Zoning Amendment
☐ Other:

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

1230 Third Avenue
Tower East

Public Space Record: 807
Book:

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
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Total ZLA (sf):	0	Total Allowed Base ZFA (sf):	0
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B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
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Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	0
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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
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D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	0
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FAR: #Num!

Total Built ZFA (sf):

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):	0
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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

1230 Third Avenue
Tower East

Public Space Record: 807
Book:

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☐ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenitites:

VII Permitted Amenitites:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

- ☐ Full/Partial ☐ 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 Enforcement:

- ☐ Law Dept Comment:
☐ DOB-SEU
☐ DOB-Sp Projects
☐ DCP

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations:

1230 Third Avenue
Tower East

Public Space Record: 807
Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

200 East 61st Street
Savoy

Public Space Record: 808
Book: 246

I. General Information:

Building Address: 200 East 61st Street

Building Name: Savoy

Building Location: Full blockfront on east side of Third Avenue between East 60th and 61st Streets

Public Space:

<input type="checkbox"/> Arcade	<input type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input checked="" type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location: North side of East 60th Street east of Third Avenue

Primary Building Use: Residential **Stories:** 43 **Year Completed:** 1985

Block/Lot #: 1415/1001-1183,1185-1232 **NB #:** 15/83 **Community District:** 8

Owner: Condominium

Address: c/o Janoff & Olshan, 654 Madison Avenue New York, NY 10021 **Telephone:** (212) 935-1330 ☒ Co-op/Condo

Managing Agent: Janoff & Olshan

Address: 654 Madison Avenue New York, NY 10021 **Telephone:** (212) 935-1330

Developer:

Building Architect: Philip Birnbaum

Principal Public Space Designer: Thomas Balsley Associates

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

☐ Authorization ☐ Modification
☐ Certification ☐ Special Permit
☐ Chairperson's Certification ☐ Zoning Amendment
☐ Other:

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

- Action:** DOB As-of-Right **Number:** **Date:**
ZR Section: 27-00 **ZR Title:** Special Urban Design Guidelines-Residential Plazas
Subject: Residential Plaza
- Action:** Performance Bond **Number:** 9309447 **Date:** 4/11/86
ZR Section: 27-44 **ZR Title:** Performance Bond
Subject: \$9,470.00 Bond issued by CNA Insurance, Glenview, IL,

200 East 61st Street
Savoy

Public Space Record: 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:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Residential Plaza	5,190.76	6.00	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): 0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	243,157
FAR:	11
Total Built ZFA (sf):	244,270
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):	31,145
Bonus Utilization Rate:	1

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

200 East 61st Street
Savoy

Public Space Record: 808
Book: 246

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	5,190.76	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Neighborhood

V Required Hours of Access:

- ☒ **24 Hours** Usable Residual Space
☒ **Restricted Hours** Primary Space: 8:00 am to 8:00 pm or dark, whichever is later
☐ **Closings for Events**

VI Required Amenities:

Bicycle Parking	Primary Space: 7 spaces required, 8 provided
Drinking Fountain	Primary Space: 1
Lighting	
Litter Receptacles	10 cubic feet
Planting	Primary Space: 504.5 sf required, 651 sf provided; Usable Residual Space: 253.95 sf required, 645.6 sf provided; Visual Residual Space: 94 sf required, 105 sf provided
Plaque/Sign	2
Trees within Space	Primary Space: 6
Seating	Primary Space: 112 linear feet including 11.2 lf with backs required, 132 lf and 15 lf movable seating with backs provided; Usable Residual Space: 56.44 linear feet including 5.6 lf with backs required, 86 lf including 43 lf with backs provided
Trees on Street	16

VII Permitted Amenities:

- ☐ **Open Air Cafe**
☐ **Other**

200 East 61st Street
Savoy

Public Space Record: 808
Book: 246

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Site visit of fall 1999 revealed that the required If of movable seating in the primary space was missing.

Compliance 2000/2001

☐ Access Description:
☒ Amenity Site visit of summer 2000 revealed that the drinking fountain was not operable.
☐ Encroachment

Active Enforcement:

☐ Law Dept Comment:
☐ DOB-SEU recheck spring 2002
☐ DOB-Sp Projects
☒ DCP

APOPS Compliance

☐ Access Description:
☐ Amenity
☐ Encroachment

Active APOPS Enforcement:

☐ Law Dept Comment:
☐ DOB-SEU
☐ DOB-Sp Projects
☐ DCP

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: ZLA, ZFA: Philip Birnbaum, Dwg Z2 "Zoning Computations," 3/24/84; Public Space: Thomas Balsley Associates/Philip Birnbaum, Dwg L-1 "Landscape Plan," 3/16/87

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

200 East 62nd Street
Wellington Estates

Public Space Record: 809
Book: 250

I. General Information:

Building Address: 200 East 62nd Street

Building Name: Wellington Estates

Building Location: Full blockfront on east side of Third Avenue between East 61st and 62nd Streets

Public Space:

<input checked="" type="checkbox"/> Arcade	<input checked="" type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location: Southeast corner of Third Avenue and East 62nd Street

Primary Building Use: Residential **Stories:** 29 **Year Completed:** 1966

Block/Lot #: 1416/2 **NB #:** 99/64 **Community District:** 8

Owner: Wellington Estates Ltd

☐ Co-op/Condo

Address: c/o Cushman and Wakefield, 165 East 66th Street New York, NY 10021 **Telephone:** (212) 535-4039

Managing Agent: Cushman and Wakefield

Address: 165 East 66th Street New York, NY 10021 **Telephone:** (212) 535-4039

Developer: 200 East Realty Corporation

Building Architect: Harry F. Green

Principal Public Space Designer: Harry F. Green

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

☐ Authorization ☐ Modification
☐ Certification ☐ Special Permit
☐ Chairperson's Certification ☐ Zoning Amendment
☐ Other:

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

1. Action: DOB As-of-Right Number: Date:
ZR Section: 12-10 ZR Title: Definitions
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	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-9	20,135.38	10.00	201,354

Total ZLA (sf):	20,135	Total Allowed Base ZFA (sf):	201,354
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B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	6,250.00	6.00	37,500
Arcade	504.00	3.00	1,512

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:	12
Total Built 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

200 East 62nd Street
Wellington Estates

Public Space Record: 809
Book: 250

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	6,250.00	<input type="checkbox"/>	Marginal
Arcade	504.00	<input type="checkbox"/>	Marginal
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

None

VII Permitted Amenities:

- ☐ 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 Enforcement:

(1) Site visit of fall 1998 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 Compliance

☐ Access Description:
☐ Amenity
☐ Encroachment

Active APOPS Enforcement:

☐ Law Dept Comment:
☐ DOB-SEU
☐ DOB-Sp Projects
☐ DCP

X Comments:

XI Owner Communications:

(1) In a telephone call, 2/122/00, Mel Farrell (535-4039) of Cushman and Wakefield noted that Wellington Estates Ltd owned the building and 200 East Realty owned the land. (2) Letter from the building architect, Harry F. Green, 11/20/86, to the Department of City Planning states the public space sizes and locations.

XII Revisions to Datasheet:

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

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
Carlton Towers

Public Space Record: 810
Book: 253

I. General Information:

Building Address: 200 East 64th Street

Building Name: Carlton Towers

Building Location: Southeast corner of Third Avenue and East 64th Street

Public Space:

<input type="checkbox"/> Arcade	<input checked="" type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location: Southeast corner of Third Avenue and East 64th Street

Primary Building Use: Residential Stories: 31 Year Completed: 1969

Block/Lot #: 1418/45 NB #: 91/67 Community District: 8

Owner: 64th Street-Third Avenue Associates

Address: c/o Carlyle Construction Corp. 340 East 46th Street New York, NY 10017 Telephone: (212) 682-7300 ☒ Co-op/Condo

Managing Agent: Carlyle Construction Corp.

Address: 340 East 46th Street New York, NY 10017 Telephone: (212) 682-7300

Developer:

Building Architect: Philip Birnbaum

Principal Public Space Designer: Abel Bainnson and Associates

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

☐ Authorization ☐ Modification
☐ Certification ☐ Special Permit
☐ Chairperson's Certification ☐ Zoning Amendment
☐ Other:

Board of Standards and Appeals (BSA)

☐ Special Permit
☒ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

- Action: DOB As-of-Right Number: Date:
ZR Section: 12-10 ZR Title: Definitions
Subject: Plaza
- Action: BSA Variance Number: 584-82-BZ Date: 9/10/85
ZR Section: 72-21 ZR Title: Findings Required for Variances
Subject: Variance to permit a plaza at a height in excess of 5 feet above the curb level with gates restricting access from midnight to 6:00 am, and to require the provision and maintenance of 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	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-9 (R10)	13,054.00	10.00	130,540

Total ZLA (sf):	13,054	Total Allowed Base ZFA (sf):	130,540
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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:	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):	26,108
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

200 East 64th Street
Carlton Towers

Public Space Record: 810
Book: 253

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	4,604.00	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Hiatus

V Required Hours of Access:

- ☒ 24 Hours Plaza
- ☒ Restricted Hours elevated portion of Plaza: 6:00 am to midnight
- ☐ Closings for Events

VI Required Amenities:

Lighting

Litter Receptacles

Planting arbor and extensive landscaping in elevated portion of Plaza

Plaque/Sign 3

Seating 15 benches totaling 90 linear feet including 22 lf with backs in elevated portion of Plaza

VII Permitted Amenities:

- ☐ Open Air Cafe
- ☐ Other

VIII Access for the Physically Disabled:

- ☐ Full/Partial ☒ None

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

- ☒ Access Description:
A site visit of summer 2000 revealed that the space has been closed for over two years, ostensibly because of 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.
- ☐ Amenity
- ☐ Encroachment

Active Enforcement:

- ☐ Law Dept Comment:
DOB requested by DCP in October 2000 to check status of scaffolding permit and if it is safe to open the Plaza. 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 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.
- ☐ DOB-SEU
- ☒ DOB-Sp Projects
- ☐ DCP

APOPS Compliance

- ☐ Access Description:
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 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.
- ☐ Amenity
- ☐ Encroachment

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 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 hour access resulting in a \$2500 default fine.
- ☐ DOB-SEU
- ☐ DOB-Sp Projects
- ☐ DCP

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

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

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 65th Street
Concorde

Public Space Record: 811
Book: 256

I. General Information:

Building Address: 220 East 65th Street
Building Name: Concorde
Building Location: South side of East 65th Street between Second and Third Avenues

Public Space:

<input type="checkbox"/> Arcade	<input checked="" type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location: South side of East 65th Street west of Second Avenue

Primary Building Use: Residential **Stories:** 25 **Year Completed:** 1979
Block/Lot #: 1419/1501-1791 **NB #:** 1/78 **Community District:** 8

Owner: Condominium

☒ Co-op/Condo

Address: c/o Janoff & Olshan, 654 Madison Avenue New York, NY 10021 **Telephone:** (212) 935-1330

Managing Agent: Janoff & Olshan

Address: 654 Madison Avenue New York, NY 10021 **Telephone:** (212) 362-5822

Developer:

Building Architect: Philip Birnbaum

Principal Public Space Designer: Philip Birnbaum

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

☐ Authorization ☐ Modification
☐ Certification ☐ Special Permit
☐ Chairperson's Certification ☐ Zoning Amendment
☐ Other:

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

1. Action: DOB As-of-Right Number: Date:
ZR Section: 12-10 ZR Title: Definitions
Subject: Plaza

220 East 65th Street
Concorde

Public Space Record: 811
Book: 256

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R8	38,660.00	6.18	238,788
C2-8	5,021.00	10.00	50,210
Total ZLA (sf):		43,681	Total Allowed Base ZFA (sf): 288,998

B. Bonus Zoning Floor Area:

Public Space	Size Provided for 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):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf): 0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	296,948
FAR:	7
Total Built ZFA (sf):	305,473
FAR:	7

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:	1

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

220 East 65th Street
Concorde

Public Space Record: 811
Book: 256

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	1,325.00	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Marginal

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

None

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

220 East 65th Street
Concorde

Public Space Record: 811
Book: 256

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ 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 Enforcement:

☐ Law Dept Comment:
☐ DOB-SEU
☐ DOB-Sp Projects
☐ DCP

X Comments:

XI Owner Communications:

In a telephone conversation with the Department of City Planning, 2/18/00, John Manchester noted that the building is a condominium and managed by Janoff & Olshan.

XII Revisions to Datasheet:

XIII Sources:

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

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 Birnbaum, Dwg " Zoning Computations," rev. 3/16/78

200 East 65th Street
Bristol

Public Space Record: 812
Book: 254

I. General Information:

Building Address: 200 East 65th Street

Building Name: Bristol

Building Location: Full blockfront on east side of Third Avenue between East 64th and 65th Streets

Public Space:

<input type="checkbox"/> Arcade	<input type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input checked="" type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location: North side of East 64th Street east of Third Avenue

Primary Building Use: Residential **Stories:** 50 **Year Completed:** 1987

Block/Lot #: 1419/1101-1408 **NB #:** 49/80 **Community District:** 8

Owner: Condominium

Address: c/o Milford Properties, 200 East 65th Street New York, NY 10021 **Telephone:** (212) 826-9000

Managing Agent: Milford Properties

Address: 200 East 65th Street New York, NY 10021 **Telephone:** (212) 826-9000

Developer:

Building Architect: Ulrich Franzen & Associates/Philip Birnbaum & Associates

Principal Public Space Designer: Ulrich Franzen & Associates/Philip Birnbaum & Associates; Thomas Balsley Associates

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

☐ Authorization ☐ Modification
☐ Certification ☐ Special Permit
☐ Chairperson's Certification ☐ Zoning Amendment
☐ Other:

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

- Action:** DOB As-of-Right **Number:** **Date:**
ZR Section: 27-00 **ZR Title:** Special Urban Design Guidelines-Residential Plazas
Subject: Residential Plaza
- Action:** Performance Bond **Number:** 001 SB 100454445 **Date:** 1/15/1988
ZR Section: 27-44 **ZR Title:** Performance Bond
Subject: \$4,037.00 Bond issued by the Aetna Casualty and Surety Company, Hartford, CT, for the maintenance of the plaza at 200 East 65th Street pursuant to the maintenance plan previously filed in connection with this matter.

200 East 65th Street
Bristol

Public Space Record: 812
Book: 254

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R8	21,087.15	6.50	137,066
C1-9 (R10)	25,103.75	10.00	251,038
Total ZLA (sf):		46,191	Total Allowed Base ZFA (sf): 388,104

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Residential Plaza	8,368.50	6.00	50,211

Other Bonus ZFA:

Total Generated Bonus 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): 0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	438,312
FAR:	9
Total Built ZFA (sf):	434,333
FAR:	9

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:	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

200 East 65th Street
Bristol

Public Space Record: 812
Book: 254

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	7,699.02	<input checked="" type="checkbox"/>	Hiatus
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☐ 24 Hours
- ☒ Restricted Hours 8:00 am to 8:00 pm or dark, whichever is later
- ☐ Closings for Events

VI Required Amenities:

Bicycle Parking	12 spaces required, 14 spaces provided
Drinking Fountain	1
Lighting	
Litter Receptacles	12 cubic feet
Planting	945 sf required, 952 sf provided
Plaque/Sign	
Trees within Space	6 required, 7 provided
Seating	211 linear feet including 21.1 lf with backs required, 212 lf provided
Trees on Street	18

VII Permitted Amenities:

- ☐ Open Air Cafe
- ☐ Other

200 East 65th Street
Bristol

Public Space Record: 812
Book: 254

VIII Access for the Physically Disabled:

- ☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Site visit of fall 1999 revealed 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 correctly operated. Carol Cambio (752-5737) called DCP on 1/15/02 to complain that the space is often closed. Anthony Cambio reported on 2/20/03 that the space was often closed.
☐ Encroachment

Active Enforcement:

- ☐ Law Dept Comment:
☒ DOB-SEU DOB asked to check in October 2000 based on complaint received by DCP. DOB issued violation 192789 on 11/21/00 for missing bicycle rack and drinking fountain. DOB issued violation 112100Z08TV03 on 1/02/01. No response to DOB violation has been received as of 3/1/01. DOB issued ECB violation 34258098R on 4/3/0. Fine of \$2,500 imposed. DCP sent materials to DOB on 1/24/02 and asked for reinspection. DOB issued violation 34315716N (pending) for locked gates on 2/21/02. DOB requested on 2/25/03 to check for closing violation.
☐ DOB-Sp Projects
☐ DCP

APOPS Compliance

- ☐ Access Description:
☐ Amenity APOPS received a complaint in October 2005 that the required drinking fountain was not in operation. An inspection revealed that the fountain was not working and that some of the required seating had spikes.
☐ Encroachment

Active APOPS Enforcement:

- ☐ Law Dept Comment:
☒ DOB-SEU APOPS received a complaint in October 2005 that the required drinking fountain was not in operation. An inspection revealed that the fountain was not working and that some of the required seating had spikes. An inspection request was sent to DOB on 11/10/05.
☐ DOB-Sp Projects
☐ DCP

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

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

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. General Information:**Building Address:** 265 East 66th Street**Building Name:****Building Location:** Full blockfront on west side of Second Avenue between East 66th and 67th Streets

Public Space:

<input type="checkbox"/> Arcade	<input checked="" type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location: Northwest corner of Second Avenue and East 66th Street**Primary Building Use:** Residential **Stories:** 46 **Year Completed:** 1975**Block/Lot #:** 1421/21 **NB #:** 13/69 **Community District:** 8**Owner:** Townhouse Company, LLC☒ Co-op/Condo**Address:** c/o Solow Management, 9 West 57th Street New York, NY 10019 **Telephone:** (212) 751-1100**Managing Agent:** Solow Management**Address:** 9 West 57th Street New York, NY 10019 **Telephone:** (212) 751-1100**Developer:** Second Avenue Solow Development Corp.**Building Architect:** Gruzen & Partners**Principal Public Space Designer:** Gruzen & Partners**II. Legal Basis For Public Space:****Department of Buildings (DOB)**☒ As-of-Right**City Planning Commission (CPC)**

<input type="checkbox"/> Authorization	<input type="checkbox"/> Modification
<input type="checkbox"/> Certification	<input type="checkbox"/> Special Permit
<input type="checkbox"/> Chairperson's Certification	<input type="checkbox"/> Zoning Amendment
	<input type="checkbox"/> Other:

Board of Standards and Appeals (BSA)

<input type="checkbox"/> Special Permit
<input type="checkbox"/> Variance

Board of Estimate (BOE)**City Council (CC)**

<input type="checkbox"/> Board of Estimate Resolution
<input type="checkbox"/> City Council Resolution

Owner

<input type="checkbox"/> Performance Bond
<input type="checkbox"/> Restrictive Declaration

Other☐**Actions:**

1. Action: DOB As-of-Right

Number:

Date:

ZR Section: 12-10

ZR Title: Definitions

Subject: Plaza

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	17,573.50	5.99	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:	9
Total Built ZFA (sf):	376,363
FAR:	9

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 + Adjustment

Reason for Adjustment:

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

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	7,527.40	<input type="checkbox"/>	Marginal
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

None

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

☐ Full/Partial ☒ 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 Enforcement:

☐ Law Dept Comment:
☐ DOB-SEU
☐ DOB-Sp Projects
☐ DCP

X Comments:**XI Owner Communications:**

Marcus Benner of Solow Management called Philip Schneider, 12/17/99, to verify that all of the information sent was correct except for a change to the owner name.

XII Revisions to Datasheet:**XIII Sources:**

Zoning Computations: ZFA, Public Space Size: Gruzen & Partners, Dwg submitted with NB 13/69, rev. 6/15/74; ZFA: Eli Attia + Associates, Dwg A-101 "Site Plan and Zoning Computations," rev. 4/21/81

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: 814

Book: 259

I. General Information:

Building Address: 254 East 68th Street

Building Name:

Building Location: Full blockfront on west side of Second Avenue between East 67th and 68th Streets

Public Space:

<input type="checkbox"/> Arcade	<input checked="" type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location: Southwest corner of Second Avenue and East 68th Street

Primary Building Use: Residential **Stories:** 31 **Year Completed:** 1973

Block/Lot #: 1422/21 **NB #:** 93/66 **Community District:** 8

Owner: 254 E 68th St Inc

Address: c/o Rudin Management Inc., 345 Park Avenue New York, NY 10154 **Telephone:** (212) 407-2400 ☒ Co-op/Condo

Managing Agent: Rudin Management Inc.

Address: 345 Park Avenue New York, NY 10154 **Telephone:** (212) 407-2400

Developer:

Building Architect: Emery Roth & Sons

Principal Public Space Designer: Emery Roth & Sons

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

☐ Authorization ☐ Modification
☐ Certification ☐ Special Permit
☐ Chairperson's Certification ☐ Zoning Amendment
☐ Other:

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

1. Action: DOB As-of-Right Number: Date:
ZR Section: 12-10 ZR Title: Definitions
Subject: Plaza

III. Zoning Computations:**A. Base Zoning Floor Area:**

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-9	24,267.00	10.00	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	6.00	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: 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

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	8,071.57	<input checked="" type="checkbox"/>	Marginal
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

None

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Site visit of fall 1999 revealed that the public space was being resurfaced.

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

X Comments:**XI Owner Communications:****XII Revisions to Datasheet:****XIII Sources:**

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

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
Normandie Court

Public Space Record: 815
Book: 313

I. General Information:

Building Address: 205 East 95th Street

Building Name: Normandie Court

Building Location: East side of Third Avenue between East 95th and 96th Streets

Public Space:

<input type="checkbox"/> Arcade	<input type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input checked="" type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location: Northeast corner of Third Avenue and East 95th Street

Primary Building Use: Residential

Stories: 38

Year Completed: 1985

Block/Lot #: 1541/1

NB #:

Community District: 8

Owner: Yorkville Plaza Assoc

☐ Co-op/Condo

Address: c/o Milstein Properties, 1271 Sixth Avenue,
Room 4200

New York, NY
10020-1401

Telephone:

Managing Agent: Milford Management

Address: 225 East 95th Street

New York, NY
10128

Telephone: (212) 735-6500

Developer: Milstein Properties

Building Architect: Abraham D. Levitt Associates/The Vilkas Group

Principal Public
Space Designer: Abraham D. Levitt Associates/The Vilkas Group

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

☐ Authorization

☐ Modification

☐ Certification

☐ Special Permit

☐ Chairperson's
Certification

☐ Zoning Amendment

☐ Other:

Board of Standards and Appeals
(BSA)

☐ Special Permit

☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution

☐ City Council Resolution

Owner

☐ Performance Bond

☐ Restrictive Declaration

Other

☐

Actions:

1. Action: DOB As-of-Right

Number:

Date:

ZR Section: 27-00

ZR Title: Special Urban Design Guidelines-Residential Plazas

Subject: Residential Plaza

205 East 95th Street
Normandie Court

Public Space Record: 815
Book: 313

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot 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:

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

205 East 95th Street
Normandie Court

Public Space Record: 815
Book: 313

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	8,480.71	<input checked="" type="checkbox"/>	Marginal
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

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 lf with backs
Trees on Street	13

VII Permitted Amenities:

- ☐ 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 revealed that some of the required seating and bicycle parking, and the plaque were missing.

Compliance 2000/2001

- ☐ Access
☒ Amenity
☐ Encroachment

Description:

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.

Active Enforcement:

- ☐ Law Dept
☐ DOB-SEU
☒ DOB-Sp Projects
☐ DCP

Comment:

The Department of Buildings was requested by DCP in November 2000 to investigate compliance problems. DOB 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.

APOPS Compliance

- ☐ Access
☐ Amenity
☐ Encroachment

Description:

Active APOPS Enforcement:

- ☐ Law Dept
☐ DOB-SEU
☐ DOB-Sp Projects
☐ DCP

Comment:

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

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,
Comptroller's Office, 10/2/86

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: 816

Book: 267

I. General Information:

Building Address: 220 East 72nd Street

Building Name:

Building Location: South side of East 72nd Street between Second and Third Avenues

Public Space:

<input type="checkbox"/> Arcade	<input checked="" type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location: South side of East 73rd Street between Second Avenue and 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

Address: 730 Fifth Avenue New York, NY 10019 **Telephone:** ☐ Co-op/Condo

Managing Agent: 220 East 72nd Street Co.

Address: 730 Fifth Avenue, Suite 2202 New York, NY 10019 **Telephone:**

Developer:

Building Architect: Evans & Delehanty

Principal Public Space Designer: Evans & Delehanty

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

☐ Authorization ☐ Modification
☐ Certification ☐ Special Permit
☐ Chairperson's Certification ☐ Zoning Amendment
☐ Other:

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

1. Action: DOB As-of-Right Number: Date:
ZR Section: 12-10 ZR Title: Definitions
Subject: Plaza

III. Zoning Computations:**A. Base Zoning Floor Area:**

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10	14,602.00	10.00	146,020
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:

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

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	10,440
Total Capped Bonus ZFA (sf):	2 FAR x 14,602 sf
TOTAL ALLOWED BONUS ZFA (sf):	10,440

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

C. Other Zoning Floor Area:

BSA Variance (sf):	361-72 BZ, 7/18/72	49,082
Transferred Development Rights (sf):		
Miscellaneous (sf):		
TOTAL ALLOWED OTHER ZFA (sf):		49,082

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:	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

220 East 72nd Street

Public Space Record: 816

Book: 267

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	1,740.00	<input type="checkbox"/>	Marginal
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

None

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:☒ Full/Partial ☐ 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 Enforcement:

☐ Law Dept Comment:
☐ DOB-SEU
☐ DOB-Sp Projects
☐ DCP

X Comments:**XI Owner Communications:****XII Revisions to Datasheet:****XIII Sources:**

Zoning Computations: Evans & Delehanty, Dwg C1 "Zoning Envelope," rev. 4/26/73

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

I. General Information:**Building Address:** 200 East 72nd Street**Building Name:****Building Location:** East 72nd Street and Third Avenue

Public Space:

<input type="checkbox"/> Arcade	<input type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location:**Primary Building Use:** Mixed **Stories:** 34 **Year Completed:** 1979**Block/Lot #:** 1426/44 **NB #:** 61/70 **Community District:** 8**Owner:** Allen & Allen☐ Co-op/Condo**Address:** 190 East 72nd StreetNew York, NY
10021**Telephone:****Managing Agent:** Irving Dimson, c/o Carlyle Construction Corp.**Address:** 340 East 46th StreetNew York, NY
10017**Telephone:** (212) 682-7300**Developer:****Building Architect:****Principal Public
Space Designer:****II. Legal Basis For Public Space:****Department of Buildings (DOB)**☒ As-of-Right**City Planning Commission (CPC)**

<input type="checkbox"/> Authorization	<input type="checkbox"/> Modification
<input type="checkbox"/> Certification	<input type="checkbox"/> Special Permit
<input type="checkbox"/> Chairperson's Certification	<input type="checkbox"/> Zoning Amendment
	<input type="checkbox"/> Other:

**Board of Standards and Appeals
(BSA)**

<input type="checkbox"/> Special Permit
<input checked="" type="checkbox"/> Variance

Board of Estimate (BOE)**City Council (CC)**

<input type="checkbox"/> Board of Estimate Resolution
<input type="checkbox"/> City Council Resolution

Owner

<input type="checkbox"/> Performance Bond
<input type="checkbox"/> Restrictive Declaration

Other☐**Actions:**

- | | | | |
|-------------|--|--|----------------|
| 1. Action: | DOB As-of-Right | Number: | Date: |
| ZR Section: | 12-10 | ZR Title: | |
| Subject: | Plaza | | |
| 2. Action: | BSA Variance | Number: 337-78 BZ | Date: 10/13/82 |
| ZR Section: | 72-21 | ZR Title: Findings Required for Variance | |
| 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 | | |

III. Zoning Computations:**A. Base Zoning Floor Area:**

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-5, C1-9: 80.9%	25,840.83	10.00	258,408
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

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☐ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:**VII Permitted Amenities:**

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

- ☐ Full/Partial ☐ 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 Enforcement:

- ☐ Law Dept Comment:
☐ DOB-SEU
☐ DOB-Sp Projects
☐ DCP

X Comments:**XI Owner Communications:****XII Revisions to Datasheet:****XIII Sources:**

Zoning Computations: Birnbaum, Dwg H-1, 7/28/76

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

203 East 72nd Street
Bayard House

Public Space Record: 818
Book:

I. General Information:

Building Address: 203 East 72nd Street

Building Name: Bayard House

Building Location: Southeast corner of Third Avenue and East 73rd Street

Public Space: ☐ Arcade ☐ Plaza ☐ Through Block Connection
☐ Covered Pedestrian Space ☐ Residential Plaza ☐ Through Block Galleria
☐ Elevated Plaza ☐ Sidewalk Widening ☐ Urban Plaza
☐ Open Air Concourse ☐ Through Block Arcade
☐ Other Space:

Public Space Location:

Primary Building Use: Residential Stories: 27 Year Completed: 1966

Block/Lot #: 1427/1 NB #: 130/65 Community District: 8

Owner: 203 East 72nd Street Corp., c/o Insignia Residential Group

☒ Co-op/Condo

Address: 675 Third Avenue

New York, NY
10017

Telephone: (212) 350-2800

Managing Agent: Insignia Residential Group

Address: 675 Third Avenue

New York, NY
10017

Telephone: (212) 350-2800

Developer:

Building Architect: Horace Ginsbern

Principal Public
Space Designer: Horace Ginsbern

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☐ As-of-Right

City Planning Commission (CPC)

☐ Authorization

☐ Modification

☐ Certification

☐ Special Permit

☐ Chairperson's
Certification

☐ Zoning Amendment

☐ Other:

Board of Standards and Appeals (BSA)

☐ Special Permit

☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution

☐ City Council Resolution

Owner

☐ Performance Bond

☐ Restrictive Declaration

Other

☐

Actions:

203 East 72nd Street
Bayard House

Public Space Record: 818
Book:

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)	13,281.66	10.00	132,817
R10 (as of 1966)	11,238.32	10.00	112,383
Total ZLA (sf):	24,520	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): 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): 245,200

FAR: 10

Total Built ZFA (sf): 214,565

FAR: 9

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

203 East 72nd Street
Bayard House

Public Space Record: 818
Book:

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☐ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

203 East 72nd Street
Bayard House

Public Space Record: 818
Book:

VIII Access for the Physically Disabled:

☐ Full/Partial ☐ 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 Enforcement:

☐ Law Dept Comment:
☐ DOB-SEU
☐ DOB-Sp Projects
☐ DCP

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

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

Public Space Record: 819

Paladin

Book: 249

I. General Information:**Building Address:** 300 East 62nd Street**Building Name:** Paladin**Building Location:** Southeast corner of Second Avenue and East 62nd Street

Public Space:

<input type="checkbox"/> Arcade	<input type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input checked="" type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location: Southeast corner of Second Avenue and East 62nd Street**Primary Building Use:** Residential **Stories:** 31 **Year Completed:** 1985**Block/Lot #:** 1436/1001-1111 **NB #:** 25/84 **Community District:** 8**Owner:** Condominium**Address:** c/o Lawrence Properties, 55 Sixth Avenue New York, NY 10001 **Telephone:** (212) 868-8320☒ Co-op/Condo**Managing Agent:** Lawrence Properties**Address:** 55 Sixth Avenue New York, NY 10001 **Telephone:** (212) 868-8320**Developer:** Empire Realty Group, Inc.**Building Architect:** Liebman Liebman Associates**Principal Public Space Designer:** Liebman Liebman Associates**II. Legal Basis For Public Space:****Department of Buildings (DOB)**☒ As-of-Right**City Planning Commission (CPC)**

<input type="checkbox"/> Authorization	<input type="checkbox"/> Modification
<input type="checkbox"/> Certification	<input type="checkbox"/> Special Permit
<input type="checkbox"/> Chairperson's Certification	<input type="checkbox"/> Zoning Amendment
	<input type="checkbox"/> Other:

Board of Standards and Appeals (BSA)

<input type="checkbox"/> Special Permit
<input type="checkbox"/> Variance

Board of Estimate (BOE)**City Council (CC)**

<input type="checkbox"/> Board of Estimate Resolution
<input type="checkbox"/> City Council Resolution

Owner

<input type="checkbox"/> Performance Bond
<input type="checkbox"/> Restrictive Declaration

Other☐**Actions:**

1. Action: DOB As-of-Right

Number:

Date:

ZR Section: 27-00

ZR Title: Special Urban Design Guidelines - Residential Plazas

Subject: Residential Plaza

300 East 62nd Street
Paladin

Public Space Record: 819
Book: 249

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C2-8 (R10)	9,427.50	10.00	94,275

Total ZLA (sf):	9,428	Total Allowed Base ZFA (sf):	94,275
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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
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D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	113,131
FAR:	12
Total Built ZFA (sf):	113,114
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:	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

300 East 62nd Street
Paladin

Public Space Record: 819
Book: 249

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	3,143.00	<input type="checkbox"/>	Hiatus
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

Artwork	sculpture
Bicycle Parking	6 spaces
Lighting	
Litter Receptacles	6 cubic feet
Planting	471 sf required, 1,190 sf provided
Plaque/Sign	
Trees within Space	3
Seating	39.29 linear feet including 3.92 lf with backs required, 45.5 lf of planter wall and 22.5 lf of wood bench provided
Trees on Street	9

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

300 East 62nd Street
Paladin

Public Space Record: 819
Book: 249

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Site visit of fall 1999 revealed that some of the required bicycle parking and street trees were missing. The required plaque, litter receptacles and plaza trees were completely missing.

Compliance 2000/2001

☒ Access Description:
☐ Amenity Under construction
☐ 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

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: ZLA, ZFA: Transcription from Liebman Liebman Associates, Dwg A2 "General Notes and Zoning Data," 6/25/84;
Public Space Size: Liebman Liebman Associates, "Zoning Analysis," 4/29/86

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
Saint Tropez

Public Space Record: 820
Book:

I. General Information:

Building Address: 340 East 64th Street

Building Name: Saint Tropez

Building Location: West side of First Avenue between East 63rd and 64th Streets

Public Space:

<input type="checkbox"/> Arcade	<input checked="" type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location:

Primary Building Use: Residential Stories: 33 Year Completed: 1965

Block/Lot #: 1438/201-3504 NB #: 8/61 Community District: 8

Owner: Condominium, Wallack Management Co.

Address: 18 East 64th Street New York, NY 10021 Telephone: (212) 751-0293

Managing Agent: Wallack Management Co.

Address: 18 East 64th Street New York, NY 10021 Telephone: (212) 751-0293

Developer: The Kratter Corporation

Building Architect: Kelly & Gruzen

Principal Public
Space Designer: Kelly & Gruzen

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

☐ Authorization ☐ Modification
☐ Certification ☐ Special Permit
☐ Chairperson's Certification ☐ Zoning Amendment
☐ Other:

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

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)
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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):	0
FAR:	0
Total Built ZFA (sf):	562,843
FAR:	16

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

340 East 64th Street
Saint Tropez

Public Space Record: 820
Book:

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☐ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenitites:

VII Permitted Amenitites:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

- ☐ Full/Partial ☐ 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 Enforcement:

- ☐ Law Dept Comment:
☐ DOB-SEU
☐ DOB-Sp Projects
☐ DCP

X Comments:

Zoning calculations indicate that this is a pre-1961 building.

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

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

340 East 64th Street
Saint Tropez

Public Space Record: 820
Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan