

304 East 65th Street
Rio

Public Space Record: 821
Book: 257

I. General Information:

Building Address: 304 East 65th Street

Building Name: Rio

Building Location: Southeast corner of Second Avenue and East 65th 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: South side of East 65th Street east of Second Avenue

Primary Building Use: Residential Stories: 39 Year Completed: 1987

Block/Lot #: 1439/4,5,51,148 (1001-1139) NB #: 31/85 Community District: 8

Owner: Condominium

Address: c/o Bellmarc Realty, 352 Park Avenue South New York, NY 10010 Telephone: (212) 252-1900

Managing Agent: Bellmarc Realty

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

Developer: Vector Real Estate Group

Building Architect: The Gruzen Partnership

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:

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

304 East 65th Street
Rio

Public Space Record: 821
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2. Action: Performance Bond Number: NR17665 Date: 1/19/1987
ZR Section: 27-44 ZR Title: Performance Bond
Subject: \$1,600.00 bond issued by The North River Insurance Company, Morris, NJ, for the maintenance of the plaza located at 304 East 65th Street, Block 1439, Lot 4, pursuant to guidelines for residential plazas as required by the Zoning Resolution of the City of NY, including the maintenance of such plaza in a litter-free condition and the replacement of mandatory trees.

304 East 65th Street
Rio

Public Space Record: 821
Book: 257

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)	12,162.00	10.00	121,620
Total ZLA (sf):		12,162	Total Allowed Base ZFA (sf): 121,620

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Residential Plaza	4,054.00	6.00	24,324

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	24,324
Total Capped Bonus ZFA (sf):	2 FAR x 12,162 sf 24,324
TOTAL ALLOWED BONUS ZFA (sf):	24,324

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):	145,944
FAR:	12
Total Built ZFA (sf):	145,922
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):	24,302
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

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Rio

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IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	4,054.00	<input 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: 5 spaces
Drinking Fountain	Primary Space: 1
Lighting	
Litter Receptacles	2.3 cubic feet
Planting	Primary Space: 360 sf required, 515.2 sf provided; Visual Residual Space: 1,190.2 sf
Plaque/Sign	
Trees within Space	Primary Space: 3
Seating	30.4 linear feet including 3 lf with backs required, 60.5 lf including 6 lf with backs provided
Trees on Street	6
Water Feature	300 sf required, 301.7 sf provided

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 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, the bicycle rack was missing and that some of the required seating was missing.
☐ 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, the bicycle rack was missing and that some of the required seating was missing. 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: The Gruzen Partnership, Dwg Z-1 "Zoning Data & Plot Plan," 10/1/85

304 East 65th Street
Rio

Public Space Record: 821
Book: 257

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access Zoning Resolution, Section 27-113

Amenities The Gruzen Partnership, Dwg L-1 "Landscape Plan," rev. 4/28/86

Site Plan The Gruzen Partnership, Dwg Z-1 "Zoning Data & Plot Plan," 10/1/85

353 East 72nd Street
Fontaine

Public Space Record: 822
Book: 269

I. General Information:

Building Address: 353 East 72nd Street

Building Name: Fontaine

Building Location: North side of East 72nd Street between First and Second Avenues

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: North side of East 72nd Street west of First Avenue

Primary Building Use: Residential Stories: 35 Year Completed: 1975

Block/Lot #: 1447/19, 20, 21 NB #: 22/73 Community District: 8

Owner: Fontaine Owners Corp.

☒ Co-op/Condo

Address: c/o RF Stuart Real Estate, 38 East 57th Street New York, NY 10022 Telephone: (212) 593-5971

Managing Agent: RF Stuart Real Estate

Address: 38 East 57th Street New York, NY 10022 Telephone: (212) 593-5971

Developer:

Building Architect: Max Wechsler

Principal Public
Space Designer: Max Wechsler

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

353 East 72nd Street
Fontaine

Public Space Record: 822
Book: 269

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10	8,582.00	10.00	85,820

Total ZLA (sf):	8,582	Total Allowed Base ZFA (sf):	85,820
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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	2,411.00	6.00	14,466
Arcade	786.00	3.00	2,358

Other Bonus ZFA:

	Total Generated Bonus ZFA (sf):	16,824
Total Capped Bonus ZFA (sf):	2 FAR x 8,582 sf	17,164
	TOTAL ALLOWED BONUS ZFA (sf):	16,824

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):	102,644
FAR:	12
Total Built ZFA (sf):	102,593
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):	16,773
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

353 East 72nd Street
Fontaine

Public Space Record: 822
Book: 269

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	2,403.77	<input type="checkbox"/>	Marginal
Arcade	783.64	<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

353 East 72nd Street
Fontaine

Public Space Record: 822
Book: 269

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, ZFA: Jhiyon Kim, Dwg A-1 "Plot Plan," rev. 1/24/91; Public Space Size: Determined from Max Wechsler, Dwg 4 "First Floor Plan," 4/10/74

353 East 72nd Street
Fontaine

Public Space Record: 822
Book: 269

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan Determined from Max Wechsler, Dwg 4 "First Floor Plan," 4/10/74

300 East 74th Street

Public Space Record: 823

Book: 268

I. General Information:

Building Address: 300 East 74th Street

Building Name:

Building Location: Southeast corner of Second Avenue and East 74th 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: North side of East 73rd Street east of Second Avenue

Primary Building Use: Residential

Stories: 37

Year Completed: 1967

Block/Lot #: 1448/3

NB #: 3/66

Community District: 8

Owner: 300 E. 74 Owners Corp.

☒ Co-op/Condo

Address: c/o Akam Associates Management, 420
Lexington Avenue

New York, NY
10017

Telephone: (212) 986-0001

Managing Agent: Akam Associates Management

Address: 420 Lexington Avenue

New York, NY
10017

Telephone: (212) 986-0001

Developer:

Building Architect: H.I. Feldman

**Principal Public
Space Designer:** H.I. Feldman

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	17,879.20	10.00	178,792
R8	7,662.50	6.00	45,975
Total ZLA (sf):	25,542	Total Allowed Base ZFA (sf):	224,767

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	6,554.00	6.00	39,324

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):		39,324
Total Capped Bonus ZFA (sf):	2 FAR x 17,879.20 sf	35,758
TOTAL ALLOWED BONUS ZFA (sf):		35,758

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

C. Other Zoning Floor Area:

BSA Variance (sf):	198-66 BZ, 5/3/66	41,478
Transferred Development Rights (sf):		
Miscellaneous (sf):		
TOTAL ALLOWED OTHER ZFA (sf):		41,478

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	302,003
FAR:	12
Total Built ZFA (sf):	302,000
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):	35,755
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	5,964.14	<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 visits of fall 1998 and 1999 revealed locked gates at the 73rd Street Plaza.

Compliance 2000/2001

☒ Access Description:
☐ Amenity Site visit of summer 2000 revealed that the plaza on East 73rd Street is locked used for garbage storage even though it is required to be open 24 hours a day.
☐ Encroachment

Active Enforcement:

☐ Law Dept Comment:
☐ DOB-SEU DOB enforcement action October 2000 but no violation. Recheck spring 2001. DOB noted on 5/01 that no reinspection is needed, asked by DCP to check Plaza on East 73rd Street. DOB issued NOVs 34297684L and 34297685N on 9/06/01 for fence and storage of building materials in Plaza. Fine of \$2,500 imposed. Re-inspection violation 343154113X pending.
☒ 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: H.I. Feldman, Dwg "Submission of Plans & Data for Variance to Zoning Resolution," rev. 3/15/66; Public Space Size: Calculated from H. I. Feldman, Dwg 1 "Plan of First Floor," 3/16/66

300 East 74th Street

Public Space Record: 823

Book: 268

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan H. I. Feldman, Dwg 1 "Plan of First Floor," 3/16/66

300 East 75th Street
Fairmont

Public Space Record: 825
Book: 274

I. General Information:

Building Address: 300 East 75th Street

Building Name: Fairmont

Building Location: Southeast corner of Second Avenue and East 75th 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 checked="" type="checkbox"/> Other Space: Landscaped Park		

Public Space Location: North side of East 74th Street east of Second Avenue

Primary Building Use: Residential Stories: 32 Year Completed: 1979

Block/Lot #: 1449/3 NB #: 79/69 Community District: 8

Owner: Arwin 74th St, LLC

Address: c/o Glenwood Management, 1200 Union Turnpike New Hyde Park, NY 11040 Telephone: (718) 343-6400

Managing Agent: Glenwood Management

Address: 1200 Union Turnpike New Hyde Park, NY 11040 Telephone: (718) 343-6400

Developer: Arwin East 74th Street Co.

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, Arcade

300 East 75th Street
Fairmont

Public Space Record: 825
Book: 274

2. Action: BSA Variance Number: 78-77 BZ Date: 5/17/77
ZR Section: 72-21 ZR Title: Findings Required for Variances
Subject: Variance to allow erection of a building that exceeds the permitted FAR, tower coverage, and accessory parking, has less than the required lot area per room, and encroaches on the required distance between buildings; "Landscaped Park" promised by applicant in letter of 2/10/77 in support of Variance

300 East 75th Street
Fairmont

Public Space Record: 825
Book: 274

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)	23,781.65	10.00	237,817
R8	13,281.35	5.45	72,383
Total ZLA (sf):		37,063	Total Allowed Base ZFA (sf): 310,200

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	8,556.48	6.00	51,339
Arcade	1,560.00	3.00	4,680

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):		56,019
Total Capped Bonus ZFA (sf):	2 FAR x 23,871.6 sf	47,563
TOTAL ALLOWED BONUS ZFA (sf):		47,563

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

C. Other Zoning Floor Area:

BSA Variance (sf):	83,724
Transferred Development Rights (sf):	
Miscellaneous (sf):	
TOTAL ALLOWED OTHER ZFA (sf):	83,724

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	441,487
FAR:	12
Total Built ZFA (sf):	441,487
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):	47,563
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 75th Street
Fairmont

Public Space Record: 825
Book: 274

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	8,556.48	<input type="checkbox"/>	Marginal
Arcade	1,560.00	<input type="checkbox"/>	Marginal
Landscaped Park	1,615.00	<input type="checkbox"/>	Hiatus
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ 24 Hours Arcade, Plaza
- ☒ Restricted Hours Landscaped Park: open during daylight hours
- ☐ Closings for Events

VI Required Amenities:

Artwork	Plaza: sculptures in planting areas at East 75th Street
Planting	Landscaped Park, Plaza
Seating	Plaza: 4 six-foot benches on Second Avenue; Landscaped Park: seating area
Water Feature	Plaza: fountain at East 75th Street

VII Permitted Amenities:

- ☐ Open Air Cafe
- ☐ Other

300 East 75th Street
Fairmont

Public Space Record: 825
Book: 274

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: Philip Birnbaum, Dwg B-1 "Proposed 33 Story Building," 1/27/77

300 East 75th Street
Fairmont

Public Space Record: 825
Book: 274

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access Samuel Lindenbaum letter of 2/10/77 in support of BSA Variance, 78-77 BZ, 5/17/77

Amenities Samuel Lindenbaum letter of 2/10/77 in support of BSA Variance, 78-77 BZ, 5/17/77; Philip Birnbaum, Dwg B-4 "First Floor Plan," 1/27/77

Site Plan Philip Birnbaum, Dwg B-1 "Proposed 33 Story Building," 1/27/77

425 East 61st Street
Otic Professional

Public Space Record: 826
Book:

I. General Information:

Building Address: 425 East 61st Street

Building Name: Otic Professional

Building Location: North side of East 61st Street between York and First Avenues

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: Commercial Stories: 13 Year Completed: 1973

Block/Lot #: 1456/17 NB #: 27/71 Community District: 8

Owner: Condominium, Williams Real Estate

Address: 530 Fifth Avenue New York, NY 10036 Telephone: (212) 704-3500 ☒ Co-op/Condo

Managing Agent: Williams Real Estate

Address: 530 Fifth Avenue New York, NY 10036 Telephone: (212) 704-3500

Developer:

Building Architect:

Principal Public
Space Designer:

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:

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C8-4	21,600.00	5.00	108,000

Total ZLA (sf):	21,600	Total Allowed Base ZFA (sf):	108,000
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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

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): 108,000

FAR: 5

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): -108,000

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

425 East 61st Street
Otic Professional

Public Space Record: 826
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:

425 East 61st Street
Otic Professional

Public Space Record: 826
Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

400 East 70th Street
Kingsley

Public Space Record: 827
Book: 264

I. General Information:

Building Address: 400 East 70th Street

Building Name: Kingsley

Building Location: Southeast corner of First Avenue and East 70th 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 First Avenue and East 70th Street

Primary Building Use: Residential **Stories:** 40 **Year Completed:** 1983

Block/Lot #: 1464/1001-1201 **NB #:** 40/81 **Community District:** 8

Owner: Condominium

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: Stephen B. Jacobs & Associates

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:

- Action:** CPC Certification **Number:** N 820372 ZCM **Date:** 1/4/82
ZR Section: 27-00 **ZR Title:** Special Urban Design Guidelines- Residential Plazas
Subject: Certification of a Northern Plaza
- Action:** CPC Certification **Number:** N 820372A ZCM **Date:** 8/18/83
ZR Section: 27-00 **ZR Title:** Special Urban Design Guidelines- Residential Plazas
Subject: Certification modifying the previously certified residential plaza

400 East 70th Street
Kingsley

Public Space Record: 827
Book: 264

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)	23,598.24	10.00	235,982
R8	1,304.29	4.15	5,413
Total ZLA (sf):		24,903	Total Allowed Base ZFA (sf): 241,395

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Residential Plaza	4,739.00	6.00	28,434

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	28,434
Total Capped Bonus ZFA (sf):	2 FAR x 23,598.24 sf 47,196
TOTAL ALLOWED BONUS ZFA (sf):	28,434

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):	269,829
FAR:	11
Total Built ZFA (sf):	268,622
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):	27,227
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

400 East 70th Street
Kingsley

Public Space Record: 827
Book: 264

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	4,739.00	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Hiatus

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:

Artwork	Usable Residual Space: wall mural on north wall of adjoining building at 1290 First Avenue
Bicycle Parking	Primary Space: 6 spaces
Drinking Fountain	Primary Space: 1
Lighting	
Litter Receptacles	3 cubic feet
Planting	Primary Space: 450 sf required, 649 sf provided; Visual Residual Space: 808 sf
Plaque/Sign	
Trees within Space	Primary Space: 5; Visual Residual Space: 5
Seating	Primary Space: 95 linear feet including 9.5 lf with backs required, 95 lf provided; Usable Residual Space: 25 linear feet including 2.5 lf with backs required, 25 lf provided
Trees on Street	15

VII Permitted Amenities:

- ☐ **Open Air Cafe**
☐ **Other**

400 East 70th Street
Kingsley

Public Space Record: 827
Book: 264

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) On 4/15/90, the Department of City Planning wrote to the managing agent to inform it of several discrepancies concerning the Residential Plaza. (2) Site visit of fall 1999 revealed that 2 trees in the Visual Residual Space were missing.

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, ZFA: Stephen B. Jacobs & Associates, Dwg Z-1 "Site Plan & Zoning Analysis," rev. 2/8/83; Public Space
Size: Stephen B. Jacobs & Associates, Dwg PL-1 "Revised Plaza Plan," rev. 8/22/83

400 East 70th Street
Kingsley

Public Space Record: 827
Book: 264

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access Stephen B. Jacobs & Associates, Dwg PL-1 "Revised Plaza Plan," rev. 8/22/83

Amenities Stephen B. Jacobs & Associates, Dwg PL-1 "Revised Plaza Plan," rev. 8/22/83

Site Plan Stephen B. Jacobs & Associates, Dwg PL-1 "Revised Plaza Plan," rev. 8/22/83

I. General Information:**Building Address:** 435 East 70th Street**Building Name:****Building Location:** West side of York Avenue between East 70th and 71st 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:** 36 **Year Completed:** 1967**Block/Lot #:** 1465/21 **NB #:** 84/63 **Community District:** 8**Owner:** Royal Charter Properties Inc., c/o Phipps Houses Services☐ Co-op/Condo**Address:** 43 West 23rd StreetNew York, NY
10010-4203**Telephone:** (212) 243-9090**Managing Agent:** Phipps Houses Services**Address:** 43 West 23rd StreetNew York, NY
10010-4203**Telephone:** (212) 243-9090**Developer:****Building Architect:** Rogers, Butler & Burgon**Principal Public
Space Designer:** Rogers, Butler & Burgon**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)
C1-5 (R10)	25,104.00	10.00	251,040
R8	16,056.00	6.50	104,364
Total ZLA (sf):	41,160	Total Allowed Base ZFA (sf):	355,404

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	8,164.00	6.00	48,984

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	48,984
Total Capped Bonus ZFA (sf):	2 FAR x 25,104 sf 50,208
TOTAL ALLOWED BONUS ZFA (sf):	48,984

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):	404,388
FAR:	10
Total Built ZFA (sf):	460,772
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):	105,368
Bonus Utilization Rate:	2

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		<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: ZLA: Zoning Lot Description and Ownership Statement by Royal Charter Properties, 6/4/90; ZFA, Public Space Size:
DOB "Plan/Work Approval Application," #100229334

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan Tudda, Scherer & Zborowski, PC, Dwg "Proposed Bank Relocation," 4/10/78

400 East 71st Street
Windsor

Public Space Record: 829
Book: 263

I. General Information:

Building Address: 400 East 71st Street

Building Name: Windsor

Building Location: Full blockfront on east side of First Avenue between East 70th and 71st 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: South side of East 71st Street east of First Avenue

Primary Building Use: Residential Stories: 23 Year Completed: 1979

Block/Lot #: 1465/1 NB #: 83/72 Community District: 8

Owner: Transworld Equities

Address: c/o Manocherian Brothers, 150 East 58th Street New York, NY 10022 Telephone: (212) 355-4900

Managing Agent: Manocherian Brothers

Address: 150 East 58th Street New York, NY 10022 Telephone: (212) 355-4900

Developer:

Building Architect: Schuman, Lichtenstein, Claman

Principal Public Space Designer: Schuman, Lichtenstein, Claman

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

400 East 71st Street
Windsor

Public Space Record: 829
Book: 263

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C2-8	23,901.00	10.00	239,010
R8	11,082.50	6.02	66,717
Total ZLA (sf):		34,984	Total Allowed Base ZFA (sf): 305,727

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	7,297.86	6.00	43,787

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):		43,787
Total Capped Bonus ZFA (sf):	2 FAR x 23,901 sf	47,802
TOTAL ALLOWED BONUS ZFA (sf):		43,787

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):	349,514
FAR:	10
Total Built ZFA (sf):	347,912
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):	42,185
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

400 East 71st Street
Windsor

Public Space Record: 829
Book: 263

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	7,005.95	<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

400 East 71st Street
Windsor

Public Space Record: 829
Book: 263

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: Schuman, Lichtenstein, Claman, Dwg A-1 "General Notes, Floor Area and Zoning Calculations," 8/8/77

400 East 71st Street
Windsor

Public Space Record: 829
Book: 263

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

Schuman, Lichtenstein, Claman, Dwg A-1 "General Notes, Floor Area and Zoning Calculations," 8/8/77

1385 York Avenue
Stratford

Public Space Record: 830
Book: 272

I. General Information:

Building Address: 1385 York Avenue

Building Name: Stratford

Building Location: Full blockfront on west side of York Avenue between East 73rd and 74th 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: West side of York Avenue between East 73rd Street and East 74th Street

Primary Building Use: Residential **Stories:** 36 **Year Completed:** 1969

Block/Lot #: 1468/21 **NB #:** 81/67 **Community District:** 8

Owner: River Stratford LLC

Address: c/o Glenwood Management, 1200 Union Turnpike New Hyde Park, NY 11040 **Telephone:** (718) 343-6400 ☒ Co-op/Condo

Managing Agent: Glenwood Management

Address: 1200 Union Turnpike New Hyde Park, NY 11040 **Telephone:** (718) 343-6400

Developer:

Building Architect: Max Siegel Associates

Principal Public Space Designer: Max Siegel 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: 12-10 ZR Title: Definitions
Subject: Plaza

1385 York Avenue
Stratford

Public Space Record: 830
Book: 272

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10	25,541.25	10.00	255,413
R8	5,108.25	6.00	30,650
Total ZLA (sf):		30,650	Total Allowed Base ZFA (sf): 286,062

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	12,034.00	6.00	72,204

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	72,204
Total Capped Bonus ZFA (sf):	2 FAR x 25,541.25 sf 51,083
TOTAL ALLOWED BONUS ZFA (sf):	51,083

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):	337,145
FAR:	11
Total Built ZFA (sf):	356,629
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):	51,083
Bonus Utilization Rate:	1

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

Reason for Adjustment: -19,484

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

1385 York Avenue
Stratford

Public Space Record: 830
Book: 272

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	8,544.14	<input checked="" 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