304 East 65	oth Street			Public	c Spa	ce Rec	ord:	821
Rio	3				•		ok:	257
I. General Inform	nation:							
Building Address:	304 East	65th Street						
Building Name:	Rio							
<b>Building Location:</b>	Southeas	t corner of Second Av	enue and E	East 65th Stre	et			
Public Space:	Arcad	е		Plaza		Throug	h Block Conn	ection
	Cover	ed Pedestrian Space	•	Residential F	Plaza		h Block Galle	
	Elevat	ed Plaza		Sidewalk Wi	denina	Urban		1164
	Open	Air Concourse		Through Bloc				
	Other	Space:				•		
Public Space Location	n: South side	of East 65th Street eas	st of Secon	d Avenue				
Primary Building Use:	: Residential		Stories:	39	Year Co	mpleted:	•	1987
Block/Lot #:	1439/4,5,51,	148 (1001-1139)	NB #:	31/85	Commu	nity District	t:	8
Owner:	Condominiun	1				•		
Address:	c/o Bellmarc	Realty, 352 Park Aven	ue South	New York, N 10010	VY T	elephone:	<b>✓ Co-op/</b> (212) 252-19	
Managing Agent:	Bellmarc Rea	lty						
Address:	352 Park Ave	nue South		New York, N 10010	lY Τα	elephone:	(212) 252-19	00
Developer:	Vector Real E	state Group						
Building Architect:	The Gruzen F	artnership						
Principal Public Space Designer:	Thomas Balsi	ey Associates						
II. Legal Basis Fo	r Public Spa	ce:						
Department of Build	lings (DOB)	City Planning Com	mission (C	PC)	Bo	ard of Stan	dards and A	nnosla
✓ As-of-Rig	ht	Authorization		fication			(BSA)	ppeara
		Certification	☐ Spec	ial Permit		Specia	ai Permit	
		Chairperson's Certification	Zonir Other	ng Amendme r:	nt	Varian	ice	
Board of Estimate (I	BOE)	Owner			Oth	er		
	- B							
☐ Board of Estimat		Performance E						
_ Ony Council Hes	widiiOff	Restrictive Dec	ciaration					
Actions:								
1. Action: D	OB As-of-Right	Number:			Date:			
ZR Section: 2	7-00	ZR Title:	Special U	rban Design (	Guidelines	-Residential	Plazas	
Subject: R	esidential Plaza							

## 304 East 65th Street Rio

Public Space Record:

821

Book:

257

2. Action:

Performance Bond

Number: NR17665

Date: 1/19/1987

ZR Section: Subject:

27-44

ZR Title: Performance Bond

\$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.

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):

Miscelianeous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

12

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

145,944

FAR:

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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304 East 65th Street		Publi	l: 821		
Rio			Book:		
IV Required Type an	d Size of Public Space				
Public Space		Size Required (sf)	Bonus Utilization Rate	Classification	
Residential Plaza		4,054.00	Applied	Hiatus	
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Hatus	
V Required Hours of	Access:				
24 Hours					
✓ Restricted Hours	Primary Space: 8:00 am t	o 8:00 pm or dark, whichev	er is later		
Closings for Events					
VI Required Amenitit	es:				
Bicycle Parking	Primary Space: 5 space	ces			
Drinking Fountain	Primary Space: 1				
Lighting					
Litter Receptacles	2.3 cubic feet				
Planting	Primary Space: 360 st	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 includir	ng 3 If with backs required,	60.5 If including 6 If with bad	cks provided	
Trees on Street	6				
Water Feature	300 sf required, 301.7	sf provided			
VII Permitted Amenit	ites:				
Open Air Cafe					
Other					

304	East 65th Street	Public Space Record:	821
Rio		Book:	257
VIII Access for	the Physically Disabled:		
✓ Full/Partial	None		
of the decreasing as a second of the con-	and Enforcement:		
Compliance 2000/2	2001		
☐ Access	Description:		
☐ Amenity			
☐ Encroachment			
Active Enforcemen	ıt:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects	3		
☐ DCP			
APOPS Compliance	<b>e</b>		
Access	Description:		
Amenity  Encroachment	APOPS received a complaint in Octorevealed that the fountain was not working.	ober 2005 that the required drinking fountain was not in operation. orking, the bicycle rack was missing and that some of the required	An inspection I seating was
Active APOPS Enfo	rcement:		
☐ Law Dept	Comment:		
☑ DOB-SEU	APOPS received a complaint in Octo	ober 2005 that the required drinking fountain was not in operation.	An inspection
☐ DOB-Sp Projects		orking, the bicycle rack was missing and that some of the required sent to DOB on 11/10/05.	seating was
☐ DCP			
X Comments:			
XI Owner Comm	nunications:		
XII Revisions to	Datasheet:		
XIII Sources:			
Zoning Computation	The Gruzen Partnership, Dwg Z-1 "Zo	oning Data & Plot Plan," 10/1/85	

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## 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 72	nd Street	t		Publ	ic Spac	ce Reco	ord:	822
Fontaine						Во	ok:	269
I. General Inform	ation:	4				***************************************		
Building Address:	353 East	72nd Street						
Building Name:	Fontaine							
Building Location:	North sid	e of East 72nd Street t	etween Fir	st and Seco	and Avenues	3		
Public Space:	✓ Arcad	e	•	Plaza		Through	h Block Conne	ction
	Cover	ed Pedestrian Space		Residential	l Plaza		h Block Galleri	
	Elevat	ed Plaza		Sidewalk V	Videning	Urban I		_
	Open .	Air Concourse		Through Bl	ock Arcade			
	Other	Space:		_				
Public Space Location	n: North side	of East 72nd Street we	st of First A	venue				
Primary Building Use:	Residential		Stories:	35	Year Co	mpleted:		1975
Block/Lot #:	1447/19, 20,	21	NB #:	22/73	Commu	nity District	<b>:</b>	8
Owner:	Fontaine Own	ners Corp.				-		
Address:	c/o RF Stuart	Real Estate, 38 East 9	57th Street	New York, 10022	, NY Te	elephone:	<b>∠</b> Co-op/Co (212) 593-597	
Managing Agent:	RF Stuart Re	al Estate						
Address:	38 East 57th	Street		New York, 10022	NY Te	elephone:	(212) 593-597	1
Developer:								
<b>Building Architect:</b>	Max Wechsle	r						
Principal Public Space Designer:	Max Wechsle	r						
II. Legal Basis For	Public Spa	cer	***************************************					-
Department of Bullo	lings (DOB)	City Planning Com	mission (C	PC)	Во	ard of Stan	dards and Ap	peais
✓ As-of-Rigi	ht	Authorization	Modi	fication			(BSA)	
		Certification	☐ Speci	al Permit		Specia	al Permit	
		Chairperson's	Zonin	g Amendn	nent	☐ Varian	ice	
		Certification	Other	<b>:</b>				
Board of Estimate (I	30E)	Owner			Oth	er		
☐ Board of Estimate	o Donaludian	protecting	_					
City Council Res		Performance i						
_ Ony Council Res	Oldtion	Restrictive De	ciaration					
Actions:								
1. Action: De	OB As-of-Right	Number:			Date:			
ZR Section: 12	2-10	ZR Title:	Definition	s				
Subject: Pi	laza, Arcade							

### 353 East 72nd Street **Fontaine**

Public Space Record:

822

Book:

269

#### III. Zoning Computations:

A. Base Zoning Floor Area:

**Zoning District** 

R10

Zoning Lot Area (sf)

Floor Area Ratio

**Base Zoning Floor** 

Area (sf)

10.00

6.00

3.00

85,820

Total ZLA (sf):

8,582

Bonus (sf)

2,411.00

786.00

8,582.00

Total Allowed Base ZFA (sf):

85,820

Floor Area (sf)

14,466

2,358

B. Bonus Zoning Floor Area:

**Public Space** Plaza Arcade

Size Provided for

**Bonus Multiplier** 

Generated Bonus Zoning

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

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

102.644

FAR:

Total Built ZFA (sf):

12 102.593

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:** 

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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353 East 72nd Street	Publi	Public Space Record:				
Fontaine		Book	: 269			
IV Required Type and Size of Public Sp	pace:					
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification			
Plaza	2,403.77		Marginal			
Arcade	783.64		Marginal			
			-			
V Required Hours of Access:						
<b>✓</b> 24 Hours						
Restricted Hours						
Closings for Events		•				
VI Required Amenitites:						
None						
VII Permitted Amenitites:						
Open Air Cafe						
Other						

1 01110		DOOK.	209
VIII Access for the	Physically Disabled:		
Full/Partial	None		
IX Compliance and			
-X Compliance and			
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 Enforcer	nent:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
X Comments:			
XI Owner Commun	ications:		
XII Revisions to Da	tasheet:		
XIII Sources:			
Zoning Computations:	ZLA, ZFA: Jhiyon Kim, Dwg A-1 "Plot Plan," rev. 1/24/91; 4 "First Floor Plan," 4/10/74	Public Space Size: Determined from Ma:	x Wechsler, Dwg

822

260

353 East 72nd Street

**Fontaine** 

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## 353 East 72nd Street

Public Space Record:

822

Fontaine

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

					-	Во	ok:	268
I. General Inform	ation:						<del></del>	
Building Address:	300 East 7	74th Street						
Building Name:								
Building Location:	Southeast	corner of Second Ave	enue and E	ast 74th Str	eet			
Public Space:	Arcade	•	•	Plaza		Through	Block Conn	ection
	Covere	d Pedestrian Space		Residential	Plaza	Through	Block Galle	eria
	Elevate	ed Plaza		Sidewalk V	/idening	Urban F	'laza	
	Open A	Air Concourse		Through Bl	ock Arcade	•		
	Other S	Space:						
Public Space Location	n: North side o	f East 73rd Street eas	t of Secon	d Avenue				
Primary Building Use:	: Residential		Stories:	37	Year Co	ompleted:		1967
Block/Lot #:	1448/3		NB #:	3/66	Commi	unity District	:	8
Owner:	300 E. 74 Ow	ners Corp.					✓ Co-op/	(Condo
Address:	c/o Akam Ass Lexington Ave	ociates Management, enue	420	New York 10017	, NY T	Telephone:		
Managing Agent:	Akam Associa	ates Management						
Address:	420 Lexington	Avenue		New York 10017	NY T	elephone:	(212) 986-00	001
Developer:								
Building Architect:	H.I. Feldman							
Principal Public Space Designer:	H.I. Feldman							
II. Legal Basis Fo	r Public Spa	ce:						
Department of Bull	dings (DOB)	City Planning Com	mission ((	CPC)	В	oard of Stan	dards and /	Appeals
As-of-Rig	ght	Authorization	☐ Mod	ification			(BSA)	••
		Certification	Spec	ial Permit		Speci	al Permit	
		Chairperson's	Zoni	ng Amendr	nent	Variar	ice	
		Certification	Othe	r:				
Board of Estimate	(BOE)				~	ther		
City Council (CC)		Owner				liter		
Board of Estima	te Resolution	Performance	Bond		لـا			
City Council Re	solution	Restrictive De	claration					
Actions:								
1. Action: [	OOB As-of-Right	Number	:		Date:			
ZR Section:	12-10	ZR Title	: Definition	ns				

823

300 East 74th Street

Page 1677 of 2080

Subject:

Book:

268

#### 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

6,554.00

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)

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:

Total Built ZFA (sf):

302,000

FAR:

12

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

Page 1678 of 2080

300 East 74th Street	Public Space Record:				
		Book	: 268		
IV Required Type and Size of Public Space	<b>Der</b> son (18)				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Plaza	5,964.14	•	Marginal		
V Required Hours of Access:					
<b>✓</b> 24 Hours					
Restricted Hours	•				
Closings for Events					
VI Required Amenitites:					
None					
VII Permitted Amenitites:					
Open Air Cafe					
Other					

VIII Access for the Physically Disabled;			Book:	268
▼ Full/Partial	VIII Access for the	Physically Disabled:		
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: 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.  Active Enforcement: Law Dept Comment: DOB-SEU Tobes Service and Storage of building materials in Plaza. Fine of \$2.500 imposed. Re-inspection wiolation 343154113X pending.  DCP  APOPS Compliance Access Description: Amenity Encorachment  Active APOPS Enforcement: Law Dept Comment: DCP  ACCESS Description: Amenity Encorachment  Active APOPS Enforcement: Law Dept Comment: DCP Comment: DCP Comment: DCP  ACCESS Description: Amenity Encorachment  Active APOPS Enforcement: DCP Comment: CCC Comment: DCP Comment: DCP Comment: CCC Comment: DCP Comment: CCC Comment: DCP Comment: CCC Comment: DCP Comment: CCC Comment: CCC COMMENT COMME		Annual Control of the		
(1) Site visits of fall 1998 and 1999 revealed locked gates at the 73rd Street Plaza.  Comptiance 2000/2001  ✓ Access  □ Description: 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.  Active Enforcement: □ Law Dept □ DOB -SEU □ DOB -SEU □ DOB -SP Projects □ DCP  APOPS Comptiance □ Access □ Description: □ Amenity □ Encroachment  Active APOPS Enforcement: □ Law Dept □ Comment: □ DCP  APOPS Comptiance □ Access □ Description: □ Amenity □ Encroachment  Active APOPS Enforcement: □ Law Dept □ Comment: □ DOB-SEU □ DOB-SEU □ DOB-SP Projects □ DCP  X Comments: □ Comment: □ Comment: □ DCP  X Comments: □ Comment: □ Comment: □ Comment: □ DCP  X Comments:		Control of the Charge Canada and the control of the		
Compliance 2000/2001  ✓ Access  ✓ Access  ✓ Amenity  ✓ Encroachment  Active Enforcement:  ☐ Law Dept  ✓ DOB -SEU  ☐ DOB-SEU  ☐ DCP  APOPS Compliance  ✓ Access  ✓ Access  ✓ Access  ✓ Access  ✓ Boscription:  ✓ Active Enforcement:  ☐ Law Dept  ✓ Comment:  ☐ DoB-SEU  ☐ DOB-SEU  ☐ DOB-SED	and the state of t	and and the Committee Committee and the Committee		
Image: 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 342976844, and 342976854				
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.    Amenity   Encroachment		Description		
Encroachment  Active Enforcement:  □ Law Dept		Site visit of summer 2000 revealed that the plaza on East 73rd Street is locked us	ed for garbage stor	age even
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.  APOPS Compliance  Access Description:  Amenity Encroachment  Active APOPS Enforcement:  Law Dept Comment:  DOB-SEU  DOB-SP Projects  DCP  X Comments:		though it is required to be open 24 hours a day.	34.2430 0.00	.go 01011
□ 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 34297688 no 9/06/01 for fence and storage of building materials in Plaza. Fine of \$2,500 imposed. Re-inspection violation 343154113X pending.         □ DCP       APOPS Compliance         □ Access       Description:         □ Amenity       Encroachment         □ Law Dept       Comment:         □ DOB-SEU       DOB-SEU         □ DOB-SP Projects       □ DCP         X Comments:       X Comments:	Encroachment			
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 342976854 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.  APOPS Compliance  Access  Description:  Areinty  Encroachment  Active APOPS Enforcement:  Law Dept  Comment:  DOB-SEU  DOB-SP Projects  DCP  X Comments:	Active Enforcement:			
reinspection is needed, asked by DCP to check Plaza on East 73rd Street. DOB issued NOVs 34297884L and 34297888N on 90/60/10 for fence and storage of building materials in Plaza. Fine of \$2,500 imposed. Re-inspection violation 343154113X pending.  APOPS Compliance  Access Description:  Amenity  Encroachment  Active APOPS Enforcement:  Law Dept Comment:  DOB-SEU  DOB-SP Projects  DCP  X Comments:	☐ Law Dept	Comment:		
DOB-Sp Projects    DOB-Sp Projects   34297885N on 9/06/01 for fence and storage of building materials in Plaza. Fine of \$2,500 imposed. Re-inspection violation 343154113X pending.    APOPS Compliance   Description:   Amenity   Encroachment	☐ DOB-SEU	DOB enforcement action October 2000 but no violation. Recheck spring 2001. Do	OB noted on 5/01 th	at no
□ DCP  APOPS Compliance □ Access Description: □ Amenity □ Encroachment  Active APOPS Enforcement: □ Law Dept Comment: □ DOB-SEU □ DOB-SP Projects □ DCP  X Comments:	<b>☑</b> DOB-Sp Projects	34297685N on 9/06/01 for fence and storage of building materials in Plaza. Fine	of \$2,500 imposed.	Re-inspection
Access Description: Amenity Encroachment  Active APOPS Enforcement: Law Dept Comment: DOB-SEU DOB-SP Projects DCP  X Comments:	☐ DCP	, and the second point of the second of the		
Access Description: Amenity Encroachment  Active APOPS Enforcement: Law Dept Comment: DOB-SEU DOB-SP Projects DCP  X Comments:	APOPS Compliance			
Active APOPS Enforcement:  Law Dept Comment:  DOB-SEU  DOB-Sp Projects  DCP  X Comments:		Description:		
Encroachment  Active APOPS Enforcement:  Law Dept Comment:  DOB-SEU  DOB-SP Projects  DCP  X Comments:				
Law Dept Comment:  DOB-SEU  DOB-Sp Projects  DCP  X Comments:	<u>_</u>			
Law Dept Comment:  DOB-SEU  DOB-Sp Projects  DCP  X Comments:				
DOB-SEU  DOB-Sp Projects  DCP  X Comments:	Active APOPS Enforcem	ent:		
□ DOB-Sp Projects □ DCP  X Comments:	☐ Law Dept	Comment:		
□ DCP  X Comments:	☐ DOB-SEU			
X Comments:	☐ DOB-Sp Projects			
	☐ DCP			
	Y Commenter			
XI Owner Communications:	A Comments.			
XI Owner Communications:				
XI Owner Communications:				
	XI Owner Communi	cations:		
XII Revisions to Datasheet:	XII Revisions to Dat	asheet:		
XIII Sources:	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	Zoning Computations:	ZLA, ZFA: H.I. Feldman, Dwg "Submission of Plans & Data for Variance to Zoning Space Size: Calculated from H. I. Feldman, Dwg 1 "Plan of First Floor" 3/16/68	Resolution," rev. 3/1	5/66; Public

823

300 East 74th Street

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#### 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

								~
Fairmont		•				Во	ok:	274
I. General Informa	ation:							
Building Address:	300 East	75th Street						
Building Name:	Fairmont							
Building Location:	Southeast	corner of Second Ave	nue and E	ast 75th St	reet			
Public Space:	✓ Arcade	•	V	Plaza		Througi	h Block Co	nnection
	Covere	d Pedestrian Space		Residentia	l Plaza	Throug	h Block Ga	lleria
	☐ Elevate	ed Plaza		Sidewalk V	Videning	Urban	Plaza	
	Open A	Air Concourse		Through Bl	lock Arcade			
	✓ Other S	Space: Landscaped Pa	ark					
Public Space Location	: North side o	f East 74th Street east	of Secon	d Avenue				
Primary Building Use:	Residential		Stories:	32	Year Co	ompleted:		1979
Block/Lot #:	1449/3		NB #:	79/69	Commu	unity Distric	t:	8
Owner:	Arwin 74th St	LLC					Co-o	p/Condo
Address:	c/o Glenwood Turnpike	Management, 1200 U	nion	New Hyde NY 11040		Telephone:	(718) 343-	6400
Managing Agent:	Glenwood Ma	nagement						
Address:	1200 Union To	umpike		New Hyde NY 11040		elephone:	(718) 343-	6400
Developer:	Arwin East 74	th Street Co.						
<b>Building Architect:</b>	Philip Birnbau	m						
Principal Public Space Designer:	Philip Birnbau	m						
II. Legal Basis Fo	r Public Spa	ce:						
Department of Build	lings (DOB)	City Planning Com	mission (	CPC)	В	oard of Star		i Appeals
✓ As-of-Rig	ht	Authorization	☐ Mod	lification		<u> </u>	(BSA)	
		Certification	Spe	cial Permit			ial Permit	
		Chairperson's Certification	Zoni	ng Amendi er:	ment	<b>✓</b> Varia	nce	
Board of Estimate (	BOE)				O	ther		
City Council (CC)		Owner			, 	urei		
Board of Estimat	e Resolution	Performance I	3ond		لبا			
City Council Res	solution	☐ Restrictive De	claration					
Actions:								
1. Action: D	OB As-of-Right	Number:			Date:			
ZR Section: 1	2-10	ZR Title:	Definitio	ns				
Subject: F	laza, Arcade							

825

300 East 75th Street

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## 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

825

Book:

Race Zoning Floor

274

### III. Zoning Computations:

A.	Base	Zoning	Floor	Area:
~	Dage			

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

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

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:

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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300 East 75th	Street	Public	Public Space Record:				
Fairmont			Book	: 274			
IV Required Type ar	nd Size of Public Spac	<b>Xet</b> e					
Public Space		Size Required (sf)	Bonus Utilization Rate Applied	Classification			
Plaza		8,556.48		Marginal			
Arcade		1,560.00		Marginal			
Landscaped Park		1,615.00		Hiatus			
V Required Hours o	f Access:						
<b>✓</b> 24 Hours	Arcade, Plaza						
✓ Restricted Hours	Landscaped Park: open	during daylight hours					
Closings for Events							
VI Required Amenit	ites:						
Artwork	Plaza: sculptures in p	planting areas at East 75th S	treet				
Planting	Landscaped Park, P	laza					
Seating	Plaza: 4 six-foot ben	ches on Second Avenue; La	ndscaped Park: seating are	a			
Water Feature	Plaza: fountain at Ea	st 75th Street					
VII Permitted Amen	itites:						
Open Air Cafe							
Other							

Fairmo	ont		Book:	274
/III Access for th	e Physically Disabled:			
	None			
✓ Full/Partial				
X Compliance a	nd Enforcement:			
ompliance 2000/200	)1			
Access	Description:			
Amenity				
Encroachment				
Active Enforcement:				
☐ Law Dept	Comment:			
DOB-SEU				
DOB-Sp Projects				
DCP				
APOPS Compliance				
Access	Description:			
Amenity				
Encroachment				
Active APOPS Enforc	ement:			
Law Dept	Comment:			
DOB-SEU				
DOB-Sp Projects				
DCP				
X Comments:				
n en autopapana a le litar et al al al al				
XI Owner Commi	unications:			
XII Revisions to I	Datasheet:			
o in the Republic Republic Automotive	2000年5			
XIII Sources: Zoning Computations	: Philip Birnbaum, Dwg B-1 "Proposed 33 Stor	y Building," 1/27/77		
<b>\</b>				

825

300 East 75th Street

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## 300 East 75th Street

Public Space Record:

825

Fairmont

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 Bimbaum, 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				Public Space Record: 8				826
Otic Profess	ional			Book:				
I. General Informa	ation:							
Building Address:	425 Eas	t 61st Street						
Building Name:	Otic Pro	fessional						
Bullding Location:	North sid	de of East 61st Street be	etween Yor	k and First A	venues			
Public Space:	Arcad	de .		Plaza		Throug	h Block Conr	nection
	☐ Cove	red Pedestrian Space		Residential P	laza		h Block Galle	
	☐ Eleva	ited Plaza		Sidewalk Wid	dening	Urban		
	Open	Air Concourse		Through Bloc	k Arcade	•		
	Other	Space:						
Public Space Location	:							
Primary Building Use:	Commercial		Stories:	13	Year Co	ompleted:		1973
Block/Lot #:	1456/17		NB #:	27/71	Commi	unity Distric	t:	8
Owner:	Condominiu	m, Williams Real Estate					[d] Co on∗	/Comdo
Address:	530 Fifth Av	enue		New York, N 10036	IY T	elephone:	✓ Co-op/ (212) 704-3	
Managing Agent:	Williams Rea	al Estate						
Address:	530 Fifth Ave	ennue		New York, N 10036	IY T	elephone:	(212) 704-3	500
Developer:								
Building Architect:								
rincipal Public Space Designer:								
II. Legal Basis For	Public Spa	ice:						
Department of Build	ings (DOB)	City Planning Com	nission (C	PC)	В	oard of Star	ndards and A	Appeals
As-of-Righ	ıt	Authorization		fication			(BSA)	- Prese
		Certification	Spec	al Permit		Spec	ial Permit	
		Chairperson's Certification	Zonir	g Amendme	nt	Varia	nce	

Other:

Other

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Owner

Performance Bond

Restrictive Declaration

Board of Estimate (BOE)

City Council Resolution

■ Board of Estimate Resolution

City Council (CC)

Actions:

### 425 East 61st Street Otic Professional

Public Space Record:

826

Book:

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

**B. Bonus Zoning Floor Area:** 

**Public Space** 

Size Provided for

Bonus (sf)

**Bonus Multiplier** 

**Generated Bonus Zoning** 

Floor Area (sf)

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

Total Capped Bonus ZFA (sf):

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

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

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

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

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

108,000

FAR:

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

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425 East 61st Street	Public Space Record: 8				
Otic Professional	Book:				
IV Required Type and Size of Public Spa	acer				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
V Required Hours of Access:					
24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:					
VII Permitted Amenitites:					
Open Air Cafe					
☐ Other					

425 East 61st Street		Public Space Record:	826
Otic Pro	ofessional	Book:	
	Physically Disabled:		
☐ Full/Partial	None		
IX Compliance and	d Enforcement:		
Compliance 2000/2001	Dan animations		
☐ Access	Description:		
Amenity			
Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
APOPS Compliance			
Access	Description:		
Amenity			
Encroachment			
Active APOPS Enforce	ment:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
X Comments:			
XI Owner Commun			
XI Owner Commur	ilcauons:		
VII Poulaiona ta Da	tachaat		
XII Revisions to Da	irabilee (1866 p. 1975)		
XIII Sources:			
XIII Sources: Zoning Computations:			
Zoning Computations.			

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## 425 East 61st Street Otic Professional

Public Space Record:

Book:

826

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

400 East 7	0th Street	t		Public Space Record: Book:			ord:	827 264
Kingsley								
I. General Infor	mation:					····		
Building Address:	400 Eas	t 70th Street						
Building Name:	Kingsley	,						
<b>Building Location:</b>	Southea	st corner of First Avenu	ue and East	70th Stree	et			
Public Space:	Arcac	de		Plaza		Through	gh Block Con	nection
	Cove	red Pedestrian Space	•	Residentia	i Plaza	,	nh Block Gall	
	☐ Eleva	ted Plaza		Sidewalk \	Videning		Plaza	
	Open	Air Concourse		Through B	lock Arcade			
	Other	Space:						
Public Space Location	on: Southeast	comer of First Avenue	and East 7	Oth Street				
Primary Building Use	e: Residential		Stories:	40	Year Co	mpleted:		1983
Block/Lot #:	1464/1001-1	201	NB #:	40/81	Commu	nity Distric	at:	8
Owner:	Condominiur	n				-		
Address:	c/o Insignia i Avenue	Residential Group, 675	Third	New York 10017	, NY T	elephone:	<b>✓</b> Co-op (212) 350-2	
Managing Agent:	Insignia Resi	idential Group						
Address:	675 Third Av	enue		New York 10017	, NY To	elephone:	(212) 350-2	800
Developer:								
Building Architect:	Stephen B. J	acobs & Associates						
Principal Public Sp <b>ace Designer:</b>	Quennell Rot	hschild Associates						
II. Legal Basis Fo	or Public Spa	ice:						
Department of Bul	idings (DOB)	City Planning Com	mission (C	PC)	Bo	ard of Star	ndards and /	Δnnesie
As-of-Ri	ght	Authorization	☐ Modi	fication			(BSA)	-thous
		✓ Certification	Spec	al Permit		☐ Spec	ial Permit	
		Chairperson's Certification	☐ Zonin	g Amendn :	nent	☐ Varia	nce	
Board of Estimate	(BOE)							
City Council (CC)		Owner			Oth	er		
Board of Estima	ite Resolution	Performance i	3ond					
City Council Re	solution	Restrictive De	claration					
Actions:								
1. Action: 0	CPC Certification	Number:	N 820372	ZCM	Date: 1/4	4/82		
ZR Section:	27-00	ZR Title:			n Guidelines		i Plazae	
Subject:	Certification of a					· COMOTIL		
2. Action: C	CPC Certification	Number:	N 82037	2A ZCM	Date: 8/	18/83		
ZR Section: 2	27-00				Guidelines		l Plazae	
Subject: (	Certification modi	ifying the previously cer	tified reside	ntial plaza		· ·····································		

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827

Book:

264

#### III. Zoning Computations:

#### A. Base Zoning Floor Area:

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

Total Built ZFA (sf):

268,622

11

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

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400 East 70th Street		Publi	Public Space Record:				
Kingsley			Book	:: 264			
IV Required Type an	nd Size of Public Spa	ice:					
Public Space		Size Required (sf)	Bonus Utilization Rate	Classification			
Residential Plaza		4,739.00	Applied	Hiatus			
		,		, natao			
V Required Hours of	Access:						
✓ 24 Hours	Usable Residual Space	•					
<b>✓</b> Restricted Hours	Primary Space: 8:00 an	n to 8:00 pm or dark, whichev	er ís later				
Closings for Events							
VI Required Ameniti	(es:						
Artwork	Usable Residual Sp	ace: wall mural on north wall	of adjoining building at 1290	First Avenue			
Bicycle Parking	Primary Space: 6 sp	paces					
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; V	isual Residual Space: 5					
Seating	Primary Space: 95 li Residual Space: 25	near feet including 9.5 If with linear feet including 2.5 If with	backs required, 95 If provide backs required, 25 If provid	ed; Usable led			
Trees on Street	15						
VII Permitted Amenit	ites:						
Open Air Cafe							
Other							

## 400 East 70th Street Pu 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 Depa Residential Plaza. (2) Site	ntment of City Planning wrote to the managing agent to inform it of several discrepancies concerning the evisit of fall 1999 revealed that 2 treees 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	ent:
☐ Law Dept	Comment:
☐ DOB-SEU	
☐ DOB-Sp Projects	
☐ DCP	
X Comments:	
XI Owner Communic	cations:
XII Revisions to Data	asheet:
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

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# 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

4	3	5	Fa	st	70	)th	Stre	aet

						Bo	ok:
i. General Inform	ation:						
Building Address:	435 East	70th Street					
Building Name:							
Building Location:	West side	of York Avenue between	een East 70	Oth and 71s	st Streets		
Public Space:	☐ Elevate	ed Pedestrian Space ed Plaza Air Concourse		Plaza Residentia Sidewalk V Through B	Videning	☐ Throug	h Block Connection ih Block Galleria Plaza
Public Space Location	:						
Primary Building Use:	Residential		Stories:	36	Year (	Completed:	1967
Block/Lot #:	1465/21		NB #:	84/63	Comm	nunity Distric	t: 8
Owner:	Royal Charter	Properties Inc., c/o P	hipps Hous	es Service	s		Co-op/Condo
Address:	43 West 23rd	Street		New York 10010-42		Telephone:	(212) 243-9090
Managing Agent:	Phipps House	s Services					
Address:	43 West 23rd	Street		New York 10010-42		Telephone:	(212) 243-9090
Developer:							
Building Architect:	Rogers, Butle	r & Burgon					
Principal Public Space Designer:	Rogers, Butle	r & Burgon					
II. Legal Basis For	Public Spa	ce:					
Department of Build	• • •	City Planning Com Authorization Certification Chairperson's Certification	☐ Modi	fication ial Permit ng Amendi		,	ndards and Appeals (BSA) ial Permit nce
Board of Estimate (I City Council (CC)	BOE)	Owner			C	Other	
Board of Estimate		Performance				]	
City Council Res	olution	Restrictive De	claration				
Actions:							
ZR Section: 13	OB As-of-Right 2-10 laza	Number: ZR Title:	: Definition	s	Date:		

828

828

Book:

#### III. Zoning Computations:

A. Base Zoning Floor Area:

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

Size Provided for Bonus (sf)

8,164.00

Bonus Multiplier

Generated Bonus Zoning Floor Area (sf)

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

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435 East 70th Street	Public Space Record: 8				
	Book:				
IV Required Type and Size of Public Spa	ice:				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Plaza					
V Required Hours of Access:					
24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:					
VII Permitted Amenitites:					
Open Air Cafe					
Other					

435 East 70th Street		Public Space Record:	828
		Book:	
VIII Access for t	he Physically Disabled:		
✓ Full/Partial	☐ None		
IX Compliance a	and Enforcement:		
Compliance 2000/20	01		
Access	Description:		
☐ Amenity			
☐ Encroachment			
Active Enforcement:			
Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
DCP			
APOPS Compliance			
☐ Access	Description:		
Amenity			
Encroachment			
Active APOPS Enforce	ement:		
Law Dept	Comment:		
DOB-SEU			
DOB-Sp Projects			
DCP			
X Comments:			
XI Owner Commu			
vr`∧#de#ANIIIIR	incaudio.		
XII Revisions to D	atasheet:		
KIII Sources:			
Zoning Computations:	ZLA: Zoning Lot Description and Owne	ership Statement by Royal Charter Properties, 6/4/90; ZFA, Public	Snace Size
	DOB "Plan/Work Approval Application,	,"#100229334	opace size:

435 East 70th Street

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### 435 East 70th Street

Public Space Record:

828

Book:

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				Pub	lic Spac	ce Rec	ord:	829
Windsor	· I was					Во	ook:	263
I. General Inform	ation:					······································	· · · · · · · · · · · · · · · · · · ·	
Building Address:	400 East	71st Street						
Building Name:	Windsor							
<b>Building Location:</b>	Full block	front on east side of Fi	irst Avenue	between E	ast 70th and	d 71st Stree	ts	
Public Space:	Arcade	9	V	Plaza		Throug	h Block Conne	ection
	Cover	ed Pedestrian Space		Residentia	il Plaza		h Block Galler	
	☐ Elevat	ed Plaza		Sidewalk V	Videning	Urban	Plaza	
	Open.	Air Concourse		Through B	lock Arcade			
	Other	Space:						
Public Space Location	: South side	of East 71st Street eas	st of First A	venue				
Primary Building Use:	Residential		Stories:	23	Year Co	mpleted:		1979
Block/Lot #:	1465/1		NB #:	83/72	Commu	ınity Distric	t:	8
Owner:	Transworld E	quities					<b>✓</b> Co-op/0	Condo
Address:	c/o Manochei Street	ian Brothers, 150 Easi	t 58th	New York 10022	t, NY T	elephone:	(212) 355-49	
Managing Agent:	Manocherian	Brothers						
Address:	150 East 58th	Street		New York 10022	i, NY To	elephone:	(212) 355-496	00
Developer:								
Building Architect:	Schuman, Lic	htenstein, Claman						
Principal Public Space Designer:	Schuman, Lic	htenstein, Claman						
II. Legal Basis For	· Public Spa	ce:						
Department of Build	lings (DOB)	City Planning Commission (CPC)			Вс	Board of Standards and Appeals		
✓ As-of-Rigi	ht		Mod	ification			(BSA)	•
		Certification	Spec	ial Permit		Spec	ial Permit	
		Chairperson's Certification	Zonii Othe	ng Amendi r:	ment	Varia	nce	
Board of Estimate (I	BOE)	Owner			Oti	ner		
Board of Estimate Resolution     City Council Resolution		☐ Performance I						
		riconion ve De	viai allUi i					
Actions:								
1. Action: D	OB As-of-Right	Number:			Date:			
	2-10	ZR Title:	Definition	s				
Subject: P	laza							

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 11,082.50 10.00 6.02 239,010 66,717

Total ZLA (sf):

34,984

Total Allowed Base ZFA (sf):

305,727

**B. Bonus Zoning Floor Area:** 

**Public Space** 

Plaza

Size Provided for Bonus (sf)

7,297.86

**Bonus Multiplier** 

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

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

10

FAR:

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

42,185

**Bonus Utilization Rate:** 

Note: Total Bonus ZFA Used =

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

+ Adjustment

Reason for Adjustment:

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

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400 East 71st Street	Public Space Record:				
Windsor		Book:			
IV Required Type and Size of Public Sp	ace:				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Plaza	7,005.95	<b>⋥</b>	Marginal		
V Required Hours of Access:					
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:			The control to the final design of the first open control and the control of the		
None					
VII Permitted Amenitites:					
Open Air Cafe					
Other					

400 East 71st Street Windsor		Public Space Record:	829
		Book:	263
Managa Lagarana a Lagaran			
The state of the s	he Physically Disabled:		
✓ Full/Partial	None		
IX Compliance a	nd Enforcement:		
Compliance 2000/20	01		
Access	Description:		
Amenity			
Encroachment			
Active Enforcement:			
Law Dept	Comment:		
DOB-SEU			
DOB-Sp Projects			
DCP			
APOPS Compliance			
Access	Description:		
Amenity			
Encroachment			
Active APOPS Enforc	ement:		
Law Dept	Comment:		
DOB-SEU			
DOB-Sp Projects			
DCP			
Comments:			
(I Owner Commu	nications:		
II Revisions to D	atasheet:		
III Sources: coning Computations:	Schuman, Lichtenstein, Claman, Dwg	g A-1 "General Notes, Floor Area and Zoning Calculations," 8/8/77	

400 East 71st Street

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## 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	
tion:							
1385 Yor	k Avenue						
Stratford							
Full block	front on west side of Y	ork Avenue	between E	East 73rd ar	nd 74th Stre	ets	
Arcade	е	V	Plaza		Through	ih Block Conne	ction
Cover	ed Pedestrian Space		Residential	l Plaza			
Elevat	ed Plaza		Sidewalk W	Videning	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Open .	Air Concourse		Through Bl	ock Arcade			
Other	Space:		•				
West side of	of York Avenue between	n East 73rd	Street and	i East 74th	Street		
Residential		Stories:	36	Year Co	ompleted:		1969
1468/21		NB #:	81/67	Commu	unity Distric	t:	8
River Stratfor	d LLC					Co on/Co	nda
c/o Glenwood Management, 1200 Ur Turnpike		nion	New Hyde NY 11040		elephone:		
Glenwood Ma	nagement						
1200 Union T	umpike		New Hyde NY 11040	Park, T	elephone:	(718) 343-640	)
Max Siegel As	ssociates						
Max Siegel As	sociates						
Public Spa	Ce:						<del></del>
ngs (DOB)	City Planning Comr	nission (C	PC)	В	oard of Star	ndards and An	neals
		☐ ModI	fication			(BSA)	
	Certification	Spec	ial Permit		Spec	ial Permit	
	Chairperson's Certification		•	nent	☐ Varia	nce	
DE)	Owner			Oti	her		
Resolution	***************************************	)and					
☐ Board of Estimate Resolution ☐ City Council Resolution							
D Am of Pictor	<u></u> .						
> As-ot-Right	Number:			D = 4 - 1			
10		Definition		Date:			
	1385 Yor Stratford Full block	tion:  1385 York Avenue Stratford Full blockfront on west side of Y  Arcade Covered Pedestrian Space Elevated Plaza Open Air Concourse Other Space: West side of York Avenue betwee Residential 1468/21 River Stratford LLC c/o Glenwood Management, 1200 U Turnpike Glenwood Management 1200 Union Tumpike  Max Siegel Associates Max Siegel Associates  Max Siegel Associates  Public Space: Igs (DOB) City Planning Comm Authorization Certification Chairperson's Certification Chairperson's Certification  DE)  Owner  Resolution Restrictive Dec	tion:  1385 York Avenue Stratford Full blockfront on west side of York Avenue Arcade Covered Pedestrian Space Elevated Plaza Open Air Concourse Other Space: West side of York Avenue between East 73rd Residential Stories: 1468/21 NB #: River Stratford LLC C/o Glenwood Management, 1200 Union Tumpike Glenwood Management 1200 Union Tumpike  Max Siegel Associates Max Siegel Associates  Max Siegel Associates  Public Space: Ings (DOB) City Planning Commission (C Authorization Modil Certification Specient Chairperson's Zonin Certification Other  OE)  Owner  Resolution Performance Bond Uttion Restrictive Declaration	tion:  1385 York Avenue Stratford Full blockfront on west side of York Avenue between E Arcade Covered Pedestrian Space Elevated Plaza Sidewalk V Open Air Concourse Other Space: West side of York Avenue between East 73rd Street and Stories: Residential Stories: 36 1468/21 NB #: 81/67 River Stratford LLC c/o Glenwood Management, 1200 Union Turnpike NY 11040 Max Siegel Associates Max Siegel Associates  Public Space:  ngs (DOB) City Planning Commission (CPC) Authorization Certification Special Permit Chairperson's Centification Other:  DE) Owner  Resolution Restrictive Declaration	tion:  1385 York Avenue Stratford Full blockfront on west side of York Avenue between East 73rd ar  Arcade  Covered Pedestrian Space Elevated Plaza Sidewalk Widening Open Air Concourse Other Space:  West side of York Avenue between East 73rd Street and East 74th Residential Storles: 36 Year Cc 1468/21 NB #: 81/67 Community River Stratford LLC  C/o Glenwood Management, 1200 Union Tumpike NY 11040  Max Siegel Associates  Public Space:  Ogen Other:  Other Space:  Owner  Certification Other:  Other Space:  Owner  Resolution Restrictive Declaration	tion:  1385 York Avenue Stratford Full blockfront on west side of York Avenue between East 73rd and 74th Street  Arcade  Covered Pedestrian Space Elevated Plaza Open Air Concourse Other Space:  West side of York Avenue between East 73rd Street and East 74th Street  Residential Stories: 36 Year Completed: 1468/21 NB #: 81/67 Community Distric River Stratford LLC C/o Glenwood Management, 1200 Union Turnpike Glenwood Management 1200 Union Tumpike New Hyde Park, NY 11040  Max Siegel Associates  Public Space:  Owner  Certification Other:  Owner  Certon City Planning Commission (CPC) Authorization Modification Certification Other:  Owner  Certification Other:  Other  Chairperson's Coning Amendment Certification Other:  Other  Characteristic Declaration	Special Content   Special Co

1385 York Avenue

830

Book:

272

#### III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District Zoning Lot Area (sf)
R10 25.541.25

Floor Area Ratio

Base Zoning Floor Area (sf)

255,413

R8

Plaza

25,541.25 5,108.25 10.00 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)

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

12

Total Built ZFA (sf):

356,629

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):

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

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1385 York Avenue	Public Space Record:				
Stratford		Book	: 27	272	
IV Required Type and Size of Public Sp	ace:				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Plaza	8,544.14	. · ·	Marginal		
V Required Hours of Access:					
<b>✓</b> 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:					
None					
VII Permitted Amenitites:			***************************************		
Open Air Cafe					
Other					