

1385 York Avenue
Stratford

Public Space Record: 830
Book: 272

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: Max Siegel Associates, Dwg 2 "First Floor Plan," rev. 3/29/71; ZFA: Calculated from New Building Application, NB 81-67; Public Space Size: Scaled from Max Siegel Associates, Dwg 2 "First Floor Plan," rev. 3/29/71

1385 York Avenue
Stratford

Public Space Record: 830
Book: 272

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access Zoning Resolution, Section 12-10

Amenities Zoning Resolution, Section 12-10

Site Plan Max Siegel Associates, Dwg 2 "First Floor Plan," rev. 3/29/71

1365 York Avenue
Somerset

Public Space Record: 831
Book: 270

I. General Information:

Building Address: 1365 York Avenue

Building Name: Somerset

Building Location: Full blockfront on west side of York Avenue between East 72nd and 73rd 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 72nd Street and East 73rd Street

Primary Building Use: Residential **Stories:** 36 **Year Completed:** 1977

Block/Lot #: 1467/21 **NB #:** 61/69 **Community District:** 8

Owner: East 72nd Realty 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: Peter Kalikow

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

1365 York Avenue
Somerset

Public Space Record: 831
Book: 270

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10	43,421.00	10.00	434,210
R8	7,662.00	6.00	45,972

Total ZLA (sf):	51,083	Total Allowed Base ZFA (sf):	480,182
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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	11,606.97	6.00	69,642

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	69,642
Total Capped Bonus ZFA (sf):	2 FAR x 43,421 sf
	86,842
TOTAL ALLOWED BONUS ZFA (sf):	69,642

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):	549,824
FAR:	11
Total Built ZFA (sf):	546,158
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):	65,976
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

1365 York Avenue
Somerset

Public Space Record: 831
Book: 270

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	11,026.62	<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

1365 York Avenue
Somerset

Public Space Record: 831
Book: 270

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: Database transcription of Philip Birnbaum, Dwg Z, 5/17/74

1365 York Avenue
Somerset

Public Space Record: 831
Book: 270

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan Sanborn Manhattan Land Book

I. General Information:**Building Address:** 985 Fifth Avenue**Building Name:****Building Location:** East side of Fifth Avenue between East 79th and 80th Streets

Public Space:

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

Public Space Location: South side of 80th Street between Madison Avenue and Fifth Avenue**Primary Building Use:** Residential **Stories:** 25 **Year Completed:** 1969**Block/Lot #:** 1491/4 **NB #:** 50/67 **Community District:** 8**Owner:** Bernard Spitzer**Address:** 738 Fifth Avenue, Suite 2282 New York, NY 10019-4185 **Telephone:** ☒ Co-op/Condo**Managing Agent:** 985 5th Ave. Co.**Address:** 738 Fifth Avenue, Suite 2282 New York, NY 10019-4185 **Telephone:****Developer:** Bernard Spitzer**Building Architect:** Wechsler & Schimenti**Principal Public Space Designer:** Wechsler & Schimenti**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

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

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10	8,032.50	10.00	80,325

Total ZLA (sf):	8,033	Total Allowed Base ZFA (sf):	80,325
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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	1,386.18	6.00	8,317
Arcade	1,443.55	3.00	4,331

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):		12,648
Total Capped Bonus ZFA (sf):	2 FAR x 8,032.5 sf	16,065
TOTAL ALLOWED BONUS ZFA (sf):		12,648

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):	92,973
FAR:	12
Total Built ZFA (sf):	92,946
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):	12,621
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	1,386.18	<input type="checkbox"/>	Marginal
Arcade	1,443.55	<input type="checkbox"/>	Marginal
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

None

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:**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: Wechsler & Schimenti, Dwg 2 "Building Located at 985-6-7 Fifth Avenue. . . ," rev. 1/16/69

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan Wechsler & Schimenti, Dwg 2 "Building Located at 985-6-7 Fifth Avenue. . .," rev. 1/16/69

900 Park Avenue
Park 900

Public Space Record: 833
Book: 278

I. General Information:

Building Address: 900 Park Avenue

Building Name: Park 900

Building Location: Northwest corner of Park Avenue and East 79th Street

Public Space:

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

Public Space Location: Northwest corner of Park Avenue and East 79th Street

Primary Building Use: Residential Stories: 28 Year Completed: 1973

Block/Lot #: 1491/35;1001-1295 NB #: 69/69 Community District: 8

Owner: Condominium

Address: c/o Delmar Management, 900 Park Avenue New York, NY 10021 Telephone: (212) 794-1252
☒ Co-op/Condo

Managing Agent: Delmar Management

Address: 900 Park Avenue New York, NY 10021 Telephone: (212) 794-1252

Developer:

Building Architect: Philip Birnbaum

Principal Public Space Designer: Philip Birnbaum

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

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

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

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

900 Park Avenue
Park 900

Public Space Record: 833
Book: 278

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10	13,940.00	10.00	139,400

Total ZLA (sf):	13,940	Total Allowed Base ZFA (sf):	139,400
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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	5,076.00	6.00	30,456

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	30,456
Total Capped Bonus ZFA (sf):	2 FAR x 13,940 sf 27,880
TOTAL ALLOWED BONUS ZFA (sf):	27,880

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):	167,280
FAR:	12
Total Built ZFA (sf):	166,623
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):	27,223
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

900 Park Avenue
Park 900

Public Space Record: 833
Book: 278

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	4,517.64	<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

900 Park Avenue
Park 900

Public Space Record: 833
Book: 278

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 Z "Zoning Calculations," undated

900 Park Avenue
Park 900

Public Space Record: 833
Book: 278

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan Philip Birnbaum, Dwg Z "Zoning Calculations," undated

50 East 89th Street
Park Regis

Public Space Record: 834
Book: 301

I. General Information:

Building Address: 50 East 89th Street

Building Name: Park Regis

Building Location: South side of East 89th Street between Park and Madison 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 checked="" type="checkbox"/> Other Space: Landscaped Open Area, Plaza (Park-Like Open Space)		

Public Space Location: North side of East 88th Street between Madison Avenue and Park Avenue

Primary Building Use: Residential **Stories:** 30 **Year Completed:** 1974

Block/Lot #: 1500/45 **NB #:** 32/69 **Community District:** 8

Owner: Park Regis Apt Corp

☒ Co-op/Condo

Address: c/o Charles H. Greenthal Management, 4 Park Avenue New York, NY 10016 **Telephone:** (212) 340-9300

Managing Agent: Charles H. Greenthal Management

Address: 4 Park Avenue New York, NY 10016 **Telephone:** (212) 340-9300

Developer:

Building Architect: Philip Birnbaum

Principal Public Space Designer: Philip Birnbaum

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

☐ Authorization ☐ Modification
☐ Certification ☐ Special Permit
☐ Chairperson's Certification ☐ Zoning Amendment
☒ Other: Restrictive Declaration
Modification Approval

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

50 East 89th Street
Park Regis

Public Space Record: 834
Book: 301

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2. Action: CPC Restrictive Declaration Number: CP-21218A Date: 1972
Modification Approval ZR Title:
ZR Section:
Subject: Approval of a modification to a Restrictive Declaration (7/13/70) changing the location of the building and maisonettes to East 89th Street and requiring a "park-like open space" on East 88th Street
3. Action: Restrictive Declaration Number: Reel 232, Page 112 Date: 2/16/72
ZR Section: ZR Title:
Subject: Amendment to the original restrictive declaration requiring a "park-like open space" on East 88th Street as specified in paragraph 2(b) and a landscaped open area on East 89th Street

50 East 89th Street
Park Regis

Public Space Record: 834
Book: 301

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10	24,304.00	10.00	243,040

Total ZLA (sf): 24,304 Total Allowed Base ZFA (sf): 243,040

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza (Park-Like Open Space)	8,395.35	6.00	50,372

Other Bonus ZFA:

Total Generated Bonus ZFA (sf): 50,372
Total Capped Bonus ZFA (sf): 2 FAR x 24,304 sf 48,608
TOTAL ALLOWED BONUS ZFA (sf): 48,608

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

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf): 0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf): 291,648
FAR: 12
Total Built ZFA (sf): 289,015
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): 45,975
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

50 East 89th Street
Park Regis

Public Space Record: 834
Book: 301

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza (Park-Like Open Space)	8,395.35	<input type="checkbox"/>	Hiatus
Landscaped Open Area	Approximately 8,800.	<input type="checkbox"/>	Marginal
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ **24 Hours** Landscaped Open Area
- ☒ **Restricted Hours** Plaza (Park-Like Open Space): April 16 through October 15, 8:00 am to 8:00 pm, October 16 through April 15, 8:00 am to 6:00 pm
- ☐ **Closings for Events**

VI Required Amenities:

Lighting

Planting Landscaped Open Area, Plaza (Park-Like Open Space)

Seating Plaza (Park-Like Open Space): sitting area

Other Amenity Plaza (Park-Like Open Space): children's play area

VII Permitted Amenities:

- ☐ **Open Air Cafe**
- ☐ **Other**

VIII Access for the Physically Disabled:

- ☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) DOB citations noted a failure to provide children's play area (5/12/76) and gates locked and storage of building materials (3/15/85). Fall 1998 site visit revealed that there was no access to the Park-Like Open Space on East 88th Street. (2) Site visit of fall 1999 revealed that the required children's play area was not present.

Compliance 2000/2001

- ☒ Access Description:
☐ Amenity Report of incorrect hours posted at East 88th Street
☐ Encroachment

Active Enforcement:

- ☐ Law Dept Comment:
☐ DOB-SEU On 9/19/02, the Department requested DOB to inspect the premises and take appropriate enforcement action.
☒ DOB-Sp Projects
☐ DCP

APOPS Compliance

- ☐ Access Description:
☒ Amenity MAS Urbanist site visit of 8/13/06 noted that trash receptacles, bike rack and street trees were missing. APOPS site visit of 11/17/06 revealed that the public space was closed and that there was scaffolding around the building.
☐ Encroachment

Active APOPS Enforcement:

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

X Comments:

XI Owner Communications:

(1) Telephone call from Albert Mayas of Charles Greenthal to Philip Schneider, 10/7/99, asking for an extension of time to respond. He stated that he agreed with the information except for the amenity of the "children's play area." A copy of the pages of the Restrictive Declaration (Reel 232, Page 113, 2/16/72) that specify the amenities was faxed to him. Mr. Mayas called Philip Schneider, 11/1/99, to report that based on the additional information sent him that he agreed with the public space record. Confirmation letter from Douglas Elliman-Gibbons & Ives, 10/20/86

XII Revisions to Datasheet:

XIII Sources:

50 East 89th Street
Park Regis

Public Space Record: 834
Book: 301

Zoning Computations: Philip Birnbaum, Dwg Z1 "Plot Plan and Zoning Calculations," rev. 6/26/70

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access Restrictive Declaration, Reel 232, Page 113, 2/16/72

Amenities Restrictive Declaration, Reel 232, Page 113, 2/16/72

Site Plan Sanborn Manhattan Land Book, Restrictive Declaration, Reel 232 Page 113, 2/16/72

45 East 89th Street

Public Space Record: 835

Book: 306

I. General Information:

Building Address: 45 East 89th Street

Building Name:

Building Location: East side of Madison Avenue between East 89th and 90th 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: Northeast corner of Madison Avenue and East 89th Street

Primary Building Use: Residential **Stories:** 40 **Year Completed:** 1969

Block/Lot #: 1501/1001-1005 **NB #:** 101/66 **Community District:** 8

Owner: Aspenly Co. LLC; 89th & Madison Owners Crp

☒ Co-op/Condo

Address: c/o Rose Associates, 200 Madison Avenue New York, NY 10016 **Telephone:** (212) 210-6666

Managing Agent: Rose Associates

Address: 200 Madison Avenue New York, NY 10016 **Telephone:** (212) 210-6666

Developer:

Building Architect: Emery Roth & Sons

Principal Public Space Designer: Emery Roth & Sons

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

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

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

1. Action: DOB As-of-Right

Number:

Date:

ZR Section: 12-10

ZR Title: Definitions

Subject: Plaza

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

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10	18,723.00	10.00	187,230
R8	15,071.00	6.02	90,727
Total ZLA (sf):	33,794	Total Allowed Base ZFA (sf):	277,957

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	9,587.00	6.00	57,522

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):		57,522
Total Capped Bonus ZFA (sf):	2 FAR x 18,723 sf	37,446
TOTAL ALLOWED BONUS ZFA (sf):		37,446

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):	315,403
FAR:	9
Total Built ZFA (sf):	315,403
FAR:	9

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):	37,446
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

45 East 89th Street

Public Space Record: 835

Book: 306

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	6,231.55	<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 Amenitites:

None

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:**

Confirmation letter from Rose Associates, 10/14/86

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

Zoning Computations: ZLA: Wolkonsky Assoc., Dwg F-1, 5/25/93; Public Space Size: 1984 DCP Open Space Data Sheet

45 East 89th Street

Public Space Record: 835

Book: 306

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan Rose Associates letter, 10/14/86, confirming public space taken from 1984 DCP Open Space Data Sheet site plan

40 East 94th Street
Carnegie Hill Tower

Public Space Record: 836
Book: 307

I. General Information:

Building Address: 40 East 94th Street
Building Name: Carnegie Hill Tower
Building Location: Southeast corner of Madison Avenue and East 94th Street

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 checked="" type="checkbox"/> Other Space: Access to Public Open Area, Public Open Area		

Public Space Location: East side of Madison Avenue between East 93rd Street and East 94th Street

Primary Building Use: Residential **Stories:** 32 **Year Completed:** 1983

Block/Lot #: 1505/1040-1267 **NB #:** 48/72 **Community District:** 8

Owner: Condominium ☒ Co-op/Condo

Address: c/o Cooper Square Realty, 6 East 43rd Street, 14th Fl New York, NY 10017 **Telephone:** (212) 634-8900

Managing Agent: Cooper Square Realty

Address: 6 East 43rd Street, 14th Floor New York, NY 10017 **Telephone:** (212) 634-8900

Developer: East 93rd Street Equities Corp./Lifford Properties

Building Architect: Edward V. Giannasca

Principal Public Space Designer: Edward V. Giannasca

II. Legal Basis For Public Space:

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

Board of Estimate (BOE)	Owner	Other
City Council (CC)		
<input checked="" type="checkbox"/> Board of Estimate Resolution	<input type="checkbox"/> Performance Bond	<input type="checkbox"/>
<input type="checkbox"/> City Council Resolution	<input checked="" type="checkbox"/> Restrictive Declaration	

Actions:

- Action:** Restrictive Declaration **Number:** Reel 295, Page 72 **Date:** 10/23/73
ZR Section: **ZR Title:**
Subject: Restrictive Declaration committing owner to provide public open area ("Mews") with landscaping and seating and entrances from East 93rd and 94th Streets; attached to and filed with CPC Special Permit CP 22396, 10/23/73
- Action:** BOE Resolution **Number:** Cal. No. 221 **Date:** 11/15/73
ZR Section: **ZR Title:**
Subject: Resolution adopting CPC Zoning Amendment CP 22385.

40 East 94th Street
Carnegie Hill Tower

Public Space Record: 836
Book: 307

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- | | | | | | | |
|----|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------|-------|----------|
| 2. | Action: | CPC Zoning Amendment | Number: | CP 22385 | Date: | 10/19/73 |
| | ZR Section: | | ZR Title: | | | |
| | Subject: | Zoning Map Amendment rezoning site from R8 to R10 | | | | |
| 3. | Action: | CPC Zoning Amendment | Number: | CP 22386 | Date: | 10/23/73 |
| | ZR Section: | 74-843 | ZR Title: | Preservation of existing buildings within certain developments containing open area | | |
| | Subject: | Zoning Text Amendment for floor area bonus for, among other things, public open area | | | | |
| 4. | Action: | CPC Special Permit | Number: | CP 22396 | Date: | 10/23/73 |
| | ZR Section: | 74-843 | ZR Title: | Preservation of existing buildings within certain developments containing open area | | |
| | Subject: | Special Permit for floor area bonus for "public open area," for certain bulk modifications for a 32-story residential development, and preservation and renovation of existing on-site residences | | | | |
| 5. | Action: | CPC Certification | Number: | | Date: | 5/26/82 |
| | ZR Section: | | ZR Title: | | | |
| | Subject: | Certification pursuant to condition 5 of CPC Special Permit CP 22396 certifying landscape plan; certifying signatures on Drawing L-3 | | | | |
| 6. | Action: | BOE Resolution | Number: | Cal. No. 219 | Date: | 11/15/73 |
| | ZR Section: | | ZR Title: | | | |
| | Subject: | Resolution adopting CPC Zoning Amendment CP 22386. | | | | |
| 7. | Action: | BOE Resolution | Number: | Cal. No. 220 | Date: | 11/15/73 |
| | ZR Section: | | ZR Title: | | | |
| | Subject: | Resolution adopting CPC Special Permit CP 22396. | | | | |

40 East 94th Street
Carnegie Hill Tower

Public Space Record: 836
Book: 307

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10	36,238.60	10.00	362,386

Total ZLA (sf):	36,239	Total Allowed Base ZFA (sf):	362,386
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B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Public Open Area	11,040.21	6.00	66,241

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	66,241
Total Capped Bonus ZFA (sf):	2 FAR x 36,238.6 sf
	72,477
TOTAL ALLOWED BONUS ZFA (sf):	66,241

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):	428,627
FAR:	12
Total Built ZFA (sf):	412,785
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):	50,399
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

40 East 94th Street
Carnegie Hill Tower

Public Space Record: 836
Book: 307

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Public Open Area	11,040.21	<input type="checkbox"/>	Hiatus
Access to Public Open Area	3,083.00	<input type="checkbox"/>	Circulation
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☐ 24 Hours
- ☒ Restricted Hours 8:00 am to sunset
- ☐ Closings for Events

VI Required Amenities:

Lighting

Planting Public Open Area: 600 sf

Plaque/Sign

Trees within Space Public Open Area: 18 required, 30 provided

Seating Public Open Area: 80 linear feet

Trees on Street 19

Other Amenity Public Open Area: decorative paving; sidewalk

VII Permitted Amenities:

- ☐ Open Air Cafe
- ☐ Other

VIII Access for the Physically Disabled:

- ☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Site visit of fall 1999 revealed that part of the Public Open Area was closed and the required plaque was missing.

Compliance 2000/2001

- ☒ Access Description:
☒ Amenity A site visit of summer 2000 revealed that access to the rear portion of the Public Open Area was not possible and that the required plaque was missing.
☐ Encroachment

Active Enforcement:

- ☐ Law Dept Comment:
☐ DOB-SEU The Department of City Planning sent a letter to the building owner on November 28th, 2000 notifying them of the compliance issue and requesting action within 30 days after which the matter would be referred to the Department of Buildings. DOB issued violations 34315849R and 34315850Y on 3/06/02 for missing plaque and closed rear section of public space (pending).
☐ DOB-Sp Projects
☒ DCP

APOPS Compliance

- ☒ Access Description:
☒ Amenity MAS Urbanist site visit of 8/13/06 noted that access was only provided from East 94th Street. APOPS site visit of 11/17/06 revealed that the public space was closed and that there was scaffolding around the building. DCP Counsel requested DOB inspection for storage of construction materials on 1/4/07. DOB reported on 4/17/07 that no violations were issued because of construction.
☐ Encroachment

Active APOPS Enforcement:

- ☐ Law Dept Comment:
☒ DOB-SEU MAS Urbanist site visit of 8/13/06 noted that access was only provided from East 94th Street. APOPS site visit of 11/17/06 revealed that the public space was closed and that there was scaffolding around the building. DCP Counsel requested DOB inspection for storage of construction materials on 1/4/07. DOB reported on 4/17/07 that no violations were issued because of construction.
☒ DOB-Sp Projects
☐ DCP

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: Edward V. Giannasca, Dwg Z-A "Zoning Analysis," 5/20/81

40 East 94th Street
Carnegie Hill Tower

Public Space Record: 836
Book: 307

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access Restrictive Declaration, 10/19/73

Amenities Edward V. Giannasca, Dwg L-3 "Site Planting Plan and Details," 5/7/82; Restrictive Declaration, 10/19/73

Site Plan Edward V. Giannasca, Dwg Z-A "Zoning Analysis," 5/20/81; Restrictive Declaration, 10/19/73

178 East 80th Street
Kenilworth

Public Space Record: 837
Book: 277

I. General Information:

Building Address: 178 East 80th Street

Building Name: Kenilworth

Building Location: South side of East 80th Street between Third and Lexington Avenues

Public Space:

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

Public Space Location: South side of East 80th Street west of Third Avenue

Primary Building Use: Residential Stories: 25 Year Completed: 1972

Block/Lot #: 1508/38,41,42 NB #: 76/67 Community District: 8

Owner: 178 East 80th Ownr Inc

☒ Co-op/Condo

Address: c/o Equity Management Group Inc., 228 East 45th Street New York, NY 10017 Telephone: (212) 808-0900

Managing Agent: Equity Management Group Inc.

Address: 228 East 45th Street New York, NY 10017 Telephone: (212) 808-0900

Developer: Kalikow Construction Corp.

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

178 East 80th Street
Kenilworth

Public Space Record: 837
Book: 277

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-5, C1-9, R8	10,435.33	10.00	104,353

Total ZLA (sf):	10,435	Total Allowed Base ZFA (sf):	104,353
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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	3,655.00	6.00	21,930

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	21,930
Total Capped Bonus ZFA (sf):	2 FAR x 10,435.3 sf
TOTAL ALLOWED BONUS ZFA (sf):	20,871

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):	125,224
FAR:	12
Total Built ZFA (sf):	125,202
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):	20,849
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

178 East 80th Street
Kenilworth

Public Space Record: 837
Book: 277

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	3,472.25	<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