# 1385 York Avenue Stratford

Public Space Record:

830

Book:

272

VIII Access for the	Physically Disabled:	
<b>✓</b> 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 Enforcem	iant·	
Law Dept	Comment:	
☐ DOB-SEU		
☐ DOB-Sp Projects		
DCP		
X Comments:		
XI Owner Communi	Cauons: 1888 Anni	
XII Revisions to Dat	asneet:	
112.7		
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	n,
<b>3</b>	=	

# 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 A	venue			Publ	ic Spac	e Rec	ord:	831
Somerset	The same same				•		ook:	270
I. General Inform	ation:							
Building Address:	1365 Yor	k Avenue						
Building Name:	Somerse	t						
Building Location:	Full block	front on west side of Y	ork Avenue	e between E	East 72nd ar	nd 73rd Stre	ets	
Public Space:	Arcade	е	•	Plaza		Throug	ıh Block Coni	nection
	Covere	ed Pedestrian Space		Residentia	l Plaza	Throug	h Block Galle	eria
	Elevat	ed Plaza		Sidewalk V	Videning	Urban	Plaza	
	Open	Air Concourse		Through Bi	lock Arcade			
	Other	Space:						
Public Space Location	: West side o	of York Avenue between	n East 72n	d Street an	d East 73rd	Street		
Primary Building Use:	Residential		Stories:	36	Year Co	mpleted:		1977
Block/Lot #:	1467/21		NB #:	61/69	Commu	nity Distric	t:	8
Owner:	East 72nd Re	ealty LLC					✓ Co-op	/Condo
Address:	c/o Glenwood Tumpike	l Management, 1200 U	nion	New Hyde NY 11040		elephone:	(718) 343-6	
Managing Agent:	Glenwood Ma	nagement						
Address:	1200 Union T	umpike		New Hyde NY 11040		elephone:	(718) 343-6	400
Developer:	Peter Kalikow							
Building Architect:	Philip Birnbau	ım						•
Principal Public Space Designer:	Philip Birnbau	m						
II. Legal Basis For	Public Spa	cer						VI
Department of Build	lings (DOB)	City Planning Comr	mission (C	PC)	Вс	ard of Sta	ndards and A	Appeals
✓ As-of-Rig	ht	Authorization	Modi	fication			(BSA)	••
		Certification	☐ Spec	ial Permit		Spec	lai Permit	
		Chairperson's	Zonir	ng Amendn	nent	Varia	nce	
		Certification	Other	r:				
Board of Estimate (I	30E)							
City Council (CC)		Owner			Oth	ier		
Board of Estimate	e Resolution	Performance E	Bond					
City Council Res	olution	Restrictive Dec	claration					
Actions:								
	OB As-of-Right	Number:			Date:			
	2-10		Definition	s	J 4.0.			
	laza			-				

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 R8

43,421,00

10.00 6.00 434,210 45,972

Total ZLA (sf):

51,083

7,662.00

Total Allowed Base ZFA (sf):

480.182

**B. Bonus Zoning Floor Area:** 

**Public Space** 

Plaza

Size Provided for Bonus (sf)

**Bonus Multiplier** 

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

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

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

549,824

FAR:

11

Total Built ZFA (sf):

546,158

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

Page 1714 of 2080

1365 York Avenue	Public Space Record:			
Somerset		Book		270
IV Required Type and Size of Public Space:				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classific	ation
Plaza	11,026.62	•	Marginal	
V Required Hours of Access:				
✓ 24 Hours				
Restricted Hours				
Closings for Events				
VI Required Amenitites:				
None				
VII Permitted Amenitites:				
Open Air Cafe				
Other				

1365	York Avenue	Р	ublic Space	e Record:	831
Some	erset			Book:	270
)				DOOK.	
VIII Access for t	he Physically Disabled:				
✓ Full/Partial	☐ None				
IX Compliance a	and Enforcement:				
Compliance 2000/20	001				
Access	Description:				
☐ Amenity					
☐ Encroachment					
Active Enforcement:					
☐ Law Dept	Comment:				
☐ DOB-SEU					
☐ DOB-Sp Projects					
☐ DCP					
APOPS Compliance					
Access	Description:				
Amenity					
Encroachment					
Active APOPS Enforc	rement:				
Law Dept	Comment:				
DOB-SEU					
DOB-Sp Projects					
DCP					
X Comments:					
XI Owner Commu	nications:				
XII Revisions to D	atasheet:				
XIII Sources:					

Page 1716 of 2080

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

Zoning Computations:

# 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

	1					Book:	280
I. General Inform	nation:						
Building Address:	985 Fifth	Avenue					
Building Name:							
Building Location:	East side	of Fifth Avenue betwe	en East 79	th and 80th	Streets		
Public Space:	✓ Arcade	•	V	Plaza		Through Block	Connection
	☐ Covere	ed Pedestrian Space		Residentia	l Plaza	☐ Through Block	
	☐ Elevat	ed Plaza		Sidewalk V	Videning	Urban Plaza	
	Open .	Air Concourse		Through BI	ock Arcade	•	
	Other	Space:					
Public Space Location	n: South side	of 80th Street betweer	Madison /	venue and	Fifth Avenu	ue	
Primary Building Use	: Residential		Stories:	25	Year C	ompleted:	1969
Block/Lot #:	1491/4		NB #:	50/67	Commi	unity District:	8
Owner:	Bernard Spitz	er					o-op/Condo
Address:	738 Fifth Ave	nue, Suite 2282		New York 10019-418		Telephone:	оороонио
Managing Agent:	985 5th Ave.	Co.					
Address:	738 Fifth Ave	nue, Suite 2282		New York 10019-418		Celephone:	
Developer:	Bernard Spitz	er					
Bullding Architect:	Wechsler & S	chimenti					
Principal Public Space Designer:	Wechsler & S	chimenti					
II. Legal Basis Fo	r Public Spa	C <b>0:</b>					***************************************
Department of Buil	dings (DOB)	City Planning Com	mission (C	PC)	В	oard of Standards	and Appeals
✓ As-of-Rig	iht	Authorization	☐ Mod	ification		(BSA)	
		Certification	Spec	ial Permit		Special Perm	nit
		Chairperson's Certification	Zoni	ng Amendn	nent	Variance	
			Othe	r:			
Board of Estimate ( City Council (CC)	BOE)	Owner			Ot	her	
Board of Estima	te Resolution	Performance	Rond				
City Council Re		Restrictive De					
Actions:							
	OOB As-of-Right	Number:			Date:		
	12-10	ZR Title	: Definition	is			
Subject: F	Plaza. Arcade						

832

985 Fifth Avenue

985 Fifth Avenu	e	Public Spa	ace Record:	832
			Book:	280
III. Zoning Computati	ons:			
A. Base Zoning Floor Ar	ea:			
Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)	
R10	8,032.50	10.00	80.325	

8,033	Total Allowed Base ZFA (sf)	80,325
:		
Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
1,386.18	6.00	8,317
1,443.55	3.00	4,331
	Size Provided for Bonus (sf) 1,386.18	Size Provided for Bonus (sf) Bonus Multiplier  1,386.18 6.00

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

D. Total Allowed and Built Zoning Floor Area:

T-1-1 TI 5 (-0

Total Allowed ZFA (sf):

92,973

12

FAR:

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

Page 1719 of 2080

985 Fifth Avenue	Publi	c Space Record	t:	832
		Book		280
IV Required Type and Size of Public Space:				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classifica	tion
Plaza	1,386.18		Marginal	
Arcade	1,443.55		Marginal	
V Required Hours of Access:				
✓ 24 Hours				
Restricted Hours				
Closings for Events				
VI Required Amenitites:				
None				
VII Permitted Amenitites:			· · · · · · · · · · · · · · · · · · ·	
Open Air Cafe				
Other				

985 F	ifth Avenue	Public Space Record:	832
		Book:	280
VIII Access for the	ne Physically Disabled:		
✓ Full/Partial	None		
	nd Enforcement:		
Compliance 2000/200	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:			٠
XI Owner Commur	ilcations		
XII Revisions to Da	ntasheet:		
XIII Sources: Zoning Computations:	Wechsler & Schimenti, Dwg 2 "Building	Durch Located at 985-6-7 Fifth Avenue ," rev. 1/16/69	

985 Fifth Avenue

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### 985 Fifth Avenue

Public Space Record:

832

Book:

280

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 Av	enue			Publ	ic Spa	ce Rec	ord:	833
Park 900						В	ook:	278
I. General Informa	ation:						Marine	
Building Address:	900 Park	Avenue						
Building Name:	Park 900	)						
<b>Building Location:</b>	Northwe	st comer of Park Avenu	ie and East	t 79th Street	t			
Public Space:	Arcad	le	•	Plaza		Through	gh Block Conr	nection
	☐ Cover	red Pedestrian Space		Residential	Plaza		gh Block Galle	
	☐ Eleva	ted Plaza		Sidewalk W	/idening		Plaza	
	Open	Air Concourse		Through Blo	ock Arcade	_		
	Other	Space:						
Public Space Location	: Northwest	corner of Park Avenue	and East 7	9th Street				
Primary Building Use:	Residential		Stories:	28	Year Co	mpleted:		1973
Block/Lot #:	1491/35;100	1-1295	NB #:	69/69	Commu	ınity Distric	at:	8
Owner:	Condominium	n					✓ Co-op/	(Condo
Address:	c/o Delmar N	fanagement, 900 Park	Avenue	New York, 10021	NY T	elephone:	(212) 794-1	
Managing Agent:	Delmar Mana	gement						
Address:	900 Park Ave	enue		New York, 10021	NY T	elephone:	(212) 794-12	?52
Developer:								
Bullding Architect:	Philip Bimbau	ım						
Principal Public Space Designer:	Philip Birnbau	ım						
II. Legal Basis For	Public Spa	ce:						*****
Department of Build	ings (DOB)	City Planning Com	mission (C	PC)	Вс	ard of Sta	ndards and A	Innesie
✓ As-of-Righ	t	Authorization	Modi	fication			(BSA)	<b>PPCIII</b>
		Certification	☐ Speci	ial Permit		Spec	ial Permit	
		Chairperson's Certification		ng Amendm	ent	☐ Varia	nce	
			Other	**				
Board of Estimate (B City Council (CC)	OE)	Owner			Oth	ner		
Board of Estimate	Resolution	Performance i	3ond					
City Council Reso	olution	Restrictive De	claration					
Actions:								
	B As-of-Right	Number:			Date:			
	-10		Definitions	s	vais.			
Subject: Pla	aza			-				

900 Park Avenue

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

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

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

167,280

FAR:

Total Built ZFA (sf):

166,623

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):

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

Page 1724 of 2080

900 Park Avenue	Public Space Record:				
Park 900				833 278	
IV Required Type and Size of Public Spa	ice:				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classifica	tion	
Plaza	4,517.64	<b>₽</b>	Marginal		
V Required Hours of Access:	***************************************				
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:					
None					
VII Permitted Amenitites:				***************************************	
Open Air Cafe					
Other .					

900 Park Avenue	Public Space Record:	833
Park 900	Book:	278

VIII Access for the	e Physically Disabled:			
✓ Full/Partial	None			
IX Compliance an	nd Enforcement:			
Compliance 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 Enforce	ement:			
☐ Law Dept	Comment:			
☐ DOB-SEU				
☐ DOB-Sp Projects				
DCP				
X Comments:				
च च ात्रा विक्रियत्वात्वात्वात्वात्वात्वात्वात्वात्वात्वा				
XI Owner Commu	nications:			
XII Revisions to D	atasheet:			
XIII Sources:				
Zoning Computations:	Philip Birnbaum, Dwg Z "Zoning (	Calculations," undated	i	

# 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			Public Space Record:			ord:	834	
Park Regis	Park Regis					Во	ok:	301
I. General Inform	ation:							
Building Address:	50 East 8	9th Street						
Building Name:	Park Regi	is						
<b>Building Location:</b>	South side	e of East 89th Street be	etween Par	k and Madisor	1 Avenue	es		
Public Space:	Arcade	•		Plaza		Throug	h Block Connec	ction
	Covere	ed Pedestrian Space		Residential Pla	aza		n Block Galleria	
	☐ Elevate	ed Plaza		Sidewalk Wide	ening	Urban	Plaza	
	Open /	Air Concourse		Through Block	Arcade			
	✓ Other	Space: Landscaped O Open Space)	pen Area, I	Plaza (Park-Lil	ce			
Public Space Location	n: North side o	of East 88th Street betw	veen Madis	on Avenue an	d Park A	venue		
Primary Building Use:	Residential		Stories:	30	Year Co	mpleted:		1974
Block/Lot #:	1500/45		NB #:	32/69	Commu	ınity Distric	t:	8
Owner:	Park Regis A	ot Corp					✓ Co-op/Co	ondo
Address:	c/o Charles H Avenue	. Greenthal Manageme	ent, 4 Park	New York, NY 10016	r T	elephone:		
Managing Agent:	Charles H. Gr	eenthal Management						
Address:	4 Park Avenu	e		New York, NY 10016	/ τ	elephone:	(212) 340-9300	)
Developer:								
Building Architect:	Philip Birnbau	m					*	
Principal Public Space Designer:	Philip Bimbau	m						
II. Legal Basis Fo	r Public Spa	Ce:						
Department of Build	dings (DOB)	City Planning Comm	nission (C	PC)	В	oard of Star	ndards and Ap	peals
✓ As-of-Rig	ht		☐ Modi	fication			(BSA)	
		Certification	Speci	al Permit		Spec	iai Permit	
		Chairperson's	Zonin	g Amendmen	ıt	Varia	nce	
		Certification	<b>✓</b> Other	Restrictive Declaration Modification Approval	1			
Board of Estimate (	BOE)				Ott	202		
City Council (CC)		Owner				iei		
Board of Estimat	e Resolution	Performance B	Bond		لــا			
City Council Res	solution	✓ Restrictive December 1  ✓ Restrictive December 2  ✓ Restrictive December 3  ✓ Restrictive	claration					
Actions:								
1. Action: D	OB As-of-Right	Number:		[	Date:			
ZR Section: 1	2-10	ZR Title:	Definitions	S				
Subject: F	laza							

Page 1728 of 2080

# 50 East 89th Street Park Regis

Public Space Record:

834

Book:

301

2. Action:

CPC Restrictive Declaration Modification Approval

Number: CP-21218A

Date: 1972

ZR Section:

ZR Title:

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

834

Book:

301

### 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

243,040

Total ZLA (sf):

24,304

24,304.00

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:

Total Built ZFA (sf):

289,015

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):

45,975

**Bonus Utilization Rate:** 

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

Reason for Adjustment:

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

Page 1730 of 2080

ark Regis		Book	: 30			
lequired Type and	Size of Public Spa	ice:				
olic Space		Size Required (sf)	Bonus Utilization Rate Applied	Classification		
za (Park-Like Open Spac	ce)	8,395.35		Hiatus		
Landscaped Open Area		Approximately 8,800.		Marginal		
equired Hours of A	ccess:					
4 Hours	Landscaped Open Are	a				
estricted 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					
equired Amenitites	<b>).</b>					
ing						
ting	Landscaped Open	Area, Plaza (Park-Like Open Sţ	pace)			
ing	Plaza (Park-Like O	pen Space): sitting area				
r Amenity	Plaza (Park-Like Op	pen Space): children's play area	1			
r Amenity Permitted Amenitite pen Air Cafe		oen Space): children's play area	1	_		

834

50 East 89th Street

Other

50	D East 89th Street	Public Space Record:	834
Pa	ark Regis	Book:	301
<b>)</b>	S. Marine Marine S. L. (1980) and General constitution of the cons		
	for the Physically Disabled:		
✓ Full/Partia	None None		
IX Complia	nce and Enforcement:		
	ons noted a failure to provide children's play area (5. visit revealed that there was no access to the Park- ed children's play area was not present.	/12/76) and gates locked and storage of building materials (3/1 Like Open Space on East 88th Street. (2) Site visit of fall 1999 r	5/85). evealed
Compliance 2			
<b>✓</b> Access	Description:		
☐ Amenity	Report of incorrect hours posted at Ea	st 88th Street	
☐ Encroachme	ent		
Active Enforce	ement:		
Law Dept	Comment:		
DOB-SEU	On 9/19/02, the Department requrested	d DOB to inspect the premises and take appropriate enfocement	t action.
DOB-Sp Pro	pjects		
DCP			
APOPS Compli	iance		
Access	Description:	•	
Amenity	MAS Urbanist site visit of 8/13/06 noted site visit of 11/17/06 revealed that the	that trash receptacles, bike rack and street trees were missing	. APOPS
Encroachme		ublic space was closed and that there was scaffolding around the	ne building.
Active <b>APOP</b> S i	Enforcement:		
Law Dept	Comment:		
DOB-SEU			
DOB-Sp Proj	ects		
DCP			
X Comments			
	mmunications:	Schneider 10/7/00 retire (	

50 Fast 89th Street

(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:

Page 1732 of 2080

# 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

						Во	ook:	306
I. General Inform	nation:							
Building Address:	45 East 8	9th Street						
Building Name:								
Building Location:	East side	of Madison Avenue be	etween Eas	st 89th and 9	0th Street	s		
Public Space:	Arcade	e	•	Plaza		Through	jh Block Cor	nection
	Cover	ed Pedestrian Space		Residential	Plaza		h Block Gal	
	Elevat	ed Plaza		Sidewalk W	idening	Urban		
	Open .	Air Concourse		Through Blo	ck Arcade	•		
	Other	Space:						
Public Space Location	n: Northeast c	orner of Madison Aven	nue and Ea	st 89th Stree	et			
Primary Building Use	: Residential		Stories:	40	Year C	ompleted:		196 <b>9</b>
Block/Lot #:	1501/1001-10	005	NB #:	101/66	Comm	unity Distric	:t:	8
Owner:	Aspenly Co. I	LC; 89th & Madison C	wners Crp				✓ Co-or	n/Condo
Address:	c/o Rose Ass	ociates, 200 Madison /	Avenue	New York, 10016	NY 1	Telephone:		
Managing Agent:	Rose Associa	ites						
Address:	200 Madison	Avenue		New York, 10016	NY 1	Tel <b>e</b> phone:	(212) 210-6	3666
Developer:								
Building Architect:	Emery Roth 8	Sons						
Principal Public Space Designer:	Emery Roth &	Sons						
II. Legal Basis Fo	or Public Spa	Ce:						
Department of Buil	dings (DOB)	City Planning Com	mission (C	PC)	8	loard of Sta	ndards and	Appeals
As-of-Rig	ght	Authorization	Modi	fication			(BSA)	
		Certification	Spec	ial Permit		Spec	ial Permit	
		Chairperson's Certification	Zonlı Othe	ng Amendm r:	ent	☐ Varia	nce	
Board of Estimate	(BOE)							
City Council (CC)		Owner			O	ther		
Board of Estima	te Resolution	Performance I	Bond					
City Council Re	solution	Restrictive De	claration					
Actions:								
	OOB As-of-Right	Number:			Date:			
	12-10		Definition	s	J 4.0.			
Subject:	Plaza			-				

835

45 East 89th Street

835

Book:

306

### III. Zoning Computations:

A. Base Zoning Floor Area:

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

9

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

315,403

FAR:

Total Built ZFA (sf):

315,403

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:** 

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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45 East 89th Street	Public Space Record:			
		Book	: 306	
IV Required Type and Size of Public Spa	ce:			
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification	
Plaza	6,231.55	<b>&gt;</b>	Marginal	
V Required Hours of Access:				
✓ 24 Hours				
Restricted Hours				
Closings for Events				
VI Required Amenitites:				
None				
VII Permitted Amenitites:				
Open Air Cafe				
Other				

45 Ea	st 89th Street	Public Space Record:	
<b>\</b>		Book:	306
	he Physically Disabled:		
✓ Full/Partial	☐ None		
	nd Enforcement:		
·			
Compliance 2000/20			
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:	사용 전 경영 (경영)		
XI Owner Commu			
Confirmation letter from	Rose Associates, 10/14/86		
XII Revisions to D	atasheet:		
VIII. 8 12 12 13 13 14 14 14 14 14 14 14 14 14 14 14 14 14			
XIII Sources: Zoning Computations:	ZLA: Wolkonsky Assoc., Dwg F-1, 5/25/	93; Public Space Size: 1984 DCP Open Space Data Sheet	
ł			

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### 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 94tl	n Street		Public Space		ce Rec	ord:	836	
Carnegie Hi	ll Tower	,				Во	ook:	307
I. General Inform	ation:							
Building Address:	40 East 9	4th Street						
Building Name:	Carnegie	Hill Tower						
<b>Building Location:</b>	Southeas	t comer of Madison /	Avenue and I	East 94th Str	eet			
Public Space:	Arcade	е		Plaza		Throug	h Block Conr	nection
	Covere	ed Pedestrian Space		Residential I	Plaza	☐ Throug	th Block Galle	eria
	☐ Elevat	ed Plaza		Sidewalk Wi	idening	Urban	Plaza	
	Open .	Air Concourse		Through Blo	ck Arcad	e		
	<b>✓</b> Other	Space: Access to Po Area	ublic Open A	rea, Public C	)pen			
Public Space Location	n: East side of	f Madison Avenue be	tween East 9	3rd Street a	nd East 9	4th Street		
Primary Building Use:	Residential		Stories:	32	Year C	ompleted:		1983
Block/Lot #:	1505/1040-12	267	NB #:	48/72	Comm	unity Distric	:t:	8
Owner:	Condominium	1					✓ Co-op/	/Condo
Address:	c/o Cooper S 14th Fl	quare Realty, 6 East	43rd Street,	New York, 10017	NY	Telephone:	(212) 634-8	
Managing Agent:	Cooper Squa	re Realty						
Address:	6 East 43rd S	Street, 14th Floor		New York, 1 10017	NY ·	Telephone:	(212) 634-8	900
Developer:	East 93rd Str	eet Equities Corp./Lif	ford Properti	es				
Building Architect:	Edward V. Gi	annasca						
Principal Public Space Designer:	Edward V. Gia	annasca						
II. Legal Basis Fo	r Public Spa	Ce:				······································		
Department of Bull	dings (DOB)	City Planning Cor	mmission (C	PC)	8	Board of Sta	ndards and A	Appeals
As-of-Rig	ht	Authorization	☐ Mod	fication			(BSA)	••
		✓ Certification	<b>✓</b> Spec	ial Permit		☐ Spec	lal Permit	
		Chairperson's	Zoni	ng Amendm	ent	☐ Varia	nce	
		Certification	Othe	r:				
Board of Estimate (	BOE)				•	ther		
City Council (CC)		Owner				iner		
✓ Board of Estimal	e Resolution	Performance	e Bond			j		
City Council Res	solution	<b>✓</b> Restrictive D	Declaration					
Actions:								
1. Action: R	estrictive Declar	ration Numbe	r: Reel 295	, Page 72	Date:	10/23/73		
ZR Section:		ZR Titl		-		-		
la	andscaping and	ration committing ow seating and entrance I Permit CP 22396, 1	s from East	e public oper 93rd and 94tl	n area ("M h Streets;	lews") with attached to	and filed	

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Resolution adopting CPC Zoning Amendment CP 22385.

**BOE** Resolution

8. Action:

ZR Section:

Subject:

Number: Cal. No. 221

ZR Title:

Date: 11/15/73

Public Space Record:

836 307

Book:

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

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

**BOE** Resolution

Number: Cal. No. 219

Date: 11/15/73

Date: 11/15/73

ZR Section:

ZR Title:

Subject:

Resolution adopting CPC Zoning Amendment CP 22386.

7. Action:

Number: Cal. No. 220 ZR Title:

ZR Section: Subject:

Resolution adopting CPC Special Permit CP 22396.

Public Space Record:

836

Book:

307

### 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

36**2,386** 

Total ZLA (sf):

36,239

36,238,60

Total Allowed Base ZFA (sf):

362,386

**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

12

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

428,627

FAR:

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:** 

4

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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40 East 94th Street	Public Space Record:	836
Carnegie Hill Tower	Book:	307

Public Space		Size Required (sf)	Bonus Utilization Rate Applied	Classification
Public Open Area		11,040.21		Hiatus
Access to Public Open Are	a	3,083.00		Circulation
V Required Hours of A	Access:			
24 Hours				
<b>✓</b> Restricted Hours	8:00 am to sunset			
☐ Closings for Events				
VI Required Amenitite	St.			
Lighting				
Planting	Public Open Area: 600 sf			
Plaque/Sign				
Trees within Space	Public Open Area: 18 require	ed, 30 provided		
Seating	Public Open Area: 80 linear	feet		
Trees on Street	19			
Other Amenity	Public Open Area: decorative	e paving; sidewalk		
VII Permitted Amenitite	201 (201 C) (101 C) (100 C) (100 C) (100 C)			

Public Space Record:

836

Book:

307

VIII Access for the	Physically Disabled:
✓ Full/Partial	None
IX Compliance and	d 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	
<b>✓</b> 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 Department of Complete State Com
☐ DOB-Sp Projects	Buildings. DOB issued violations 34315849R and 34315850Y on 3/06/02 for missing plaque and closed rear section of public space (pending).
<b>☑</b> DCP	
APOPS Compliance	
<b>✓</b> 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 Coursel requested DOB inspection for storage of construction materials on 1/4/07. DOB reported on 4/17/07 that
Encroachment	no violations were issued because of construction.
Active APOPS Enforcem	nent:
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
☑ DOB-Sp Projects ☐ 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.
L DOF	
X Comments:	
XI Owner Communi	Cations:
XII Revisions to Dat	tasheet:
XIII Sources: Zoning Computations:	Edward V. Giannasca, Dwg Z-A "Zoning Analysis," 5/20/81
	Edward V. Oldinasca, Dwg 2-A Zuring Analysis," 5/20/87

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		Public Space Record:				: 837	
Kenilworth	1					Book:	277
I. General Inform	ation:				***************************************		
Building Address:	178 East	80th Street					
Building Name:	Kenilwortl	1					
<b>Building Location:</b>	South side	e of East 80th Street b	etween Thi	rd and Lexin	gton Aveni	ues	
Public Space:	Arcade	1	V	Plaza		Through Bloc	ck Connection
	Covere	ed Pedestrian Space		Residential I	Plaza	Through Blo	ck Galleria
	☐ Elevate	ed Plaza		Sidewalk Wi	idening	Urban Plaza	
	Open /	Air Concourse		Through Blo	ck Arcade		
	Other :	Space:					
Public Space Location	n: South side	of East 80th Street we	st of Third	Avenue			
Primary Building Use	: Residential		Stories:	25	Year Co	ompleted:	1972
Block/Lot #:	1508/38,41,4	2	NB #:	76/67	Commu	ınity District:	8
Owner:	178 East 80th	Ownr Inc					Co-op/Condo
Address:	c/o Equity Ma 45th Street	nagement Group Inc.,	228 East	New York, 10017	NY T		) 808-0900
Managing Agent:	Equity Manag	ement Group Inc.					
Address:	228 East 45th	Street		New York, 10017	NY T	elephone: (212)	808-0900
Developer:	Kalikow Cons	truction Corp.					
<b>Building Architect:</b>	Philip Birnbau	m					
Principal Public Space Designer:	Philip Bimbau	m					
II. Legal Basis Fo	r Public Spa	ce:	····				
Department of Bull	dings (DOB)	City Planning Com	mission (C	PC)	В	oard of Standard	s and Appeals
✓ As-of-Rig	ght	Authorization	☐ Mod	fication		(BSA	1)
		Certification	☐ Spec	ial Permit		Special Pe	rmit
		Chairperson's Certification	☐ Zonii	ng Amendm r:	ent	Variance	
Board of Estimate (	(BOE)	_			Oti	her	
City Council (CC)		Owner					
Board of Estima		Performance	Bond		-		
City Council Re	solution	Restrictive De	claration				
Actions:							
1. Action: D	OOB As-of-Right	Number	:		Date:		
ZR Section:	12-10	ZR Title	: Definition	ıs			
Subject:	Plaza						

## 178 East 80th Street Kenilworth

Public Space Record:

837

Book:

277

### III. Zoning Computations:

A. Base Zoning Floor Area:

**Zoning District** C1-5, C1-9, R8

Zoning Lot Area (sf)

Floor Area Ratio

**Base Zoning Floor** 

Area (sf)

10.00

104,353

Total ZLA (sf):

10,435

10,435.33

Total Allowed Base ZFA (sf):

104,353

**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

20,871

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

D. Total Allowed and Bullt 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:** 

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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178 East 80th Street	Public Space Record:		l: 837
Kenilworth	Book		c: 277
IV Required Type and Size of Public Sp	pace:		
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	3,472.25		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			