178 East 80th Street Kenilworth		Public Space Record:	83° 27°
		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 Enforc	ement:		
Law Dept	Comment:		
DOB-SEU			
DOB-Sp Projects			
DCP			
K Comments:			
(I Owner Commu	nications:		
(II Revisions to D	atasheet:		
(III Sources: Zoning Computations:	Philip Birnbaum, Dwg 1 "Zoning Calcu	ulations," undated, submitted for BSA Variance 829-71-BZ, 7/20/7	0

178 East 80th Street

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837

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178 East 80th Street

Public Space Record:

837

Kenilworth

Book:

277

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

Philip Birnbaum, Dwg 1 "Zoning Calculations," undated, submitted for BSA Variance 829-71-BZ, 7/20/70

131 East 81st Street		Public Space Record: 838				838	
	10 July 10 Jul					Book:	
I. General Inform	nation:						
Building Address:	131 Eas	st 81st Street		,			
Building Name:							
Building Location:	East 81s	st Street and Lexington	Avenue				
Public Space:	Arca	de		Piaza		Through Block C	onnection
	☐ Cove	red Pedestrian Space		Residentia	al Plaza	☐ Through Block G	alleria
	☐ Eleva	ated Plaza		Sidewalk \	Widening	Urban Plaza	
	☐ Open	Air Concourse		Through B	Block Arcade		
	Other	r Space:					
Public Space Location	n:						
Primary Building Use:	: Residential		Stories:	17	Year Co	mpleted:	1982
Block/Lot #:			NB #:	64/81	Commu	nity District:	8
Owner:						□ Co-	op/Condo
Address:					T	elephone:	•
Managing Agent:							
Address:					T	elephone:	
Developer:							
Building Architect:	Mullen Palar	ndrani					
Principal Public Space Designer:	Mullen Palar	ndrani					
II. Legal Basis Fo	r Public Spa	ace:			Prince with the state of the st		
Department of Build	dings (DOB)	City Planning Com	mission (C	PC)	Вс	oard of Standards an	d Appeals
As-of-Rig	ht	Authorization	☐ Mod	ification		(BSA)	
		Certification	Spec	lal Permit		Special Permit	
		Chairperson's	Zoni	ng Amendi	ment	✓ Variance	
		Certification	Othe	r:			
Board of Estimate (BOE)				041		
City Council (CC)		Owner			Oti	ier	
Board of Estimat	e Resolution	Performance I	Bond		ليا		
City Council Res	solution	Restrictive De	ciaration				
Actions:							
1. Action: B	SA Variance	Number:	946-81 E	3Z	Date:		
ZR Section:		ZR Title:					

Subject:

131 East 81st Street

Public Space Record:

838

Book:

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District C1-9 (R10) Zoning Lot Area (sf)

3.615.12

Floor Area Ratio

10.00

Base Zoning Floor

Area (sf)

Total ZLA (sf):

3,615

Total Allowed Base ZFA (sf):

36,151

36,151

B. Bonus Zoning Floor Area:

Public Space

Size Provided for

Bonus (sf)

Bonus Multiplier

Generated Bonus Zoning

Floor Area (sf)

Other Bonus ZFA:

Street Trees

Total Generated Bonus ZFA (sf):

0

Total Capped Bonus ZFA (sf):

TOTAL ALLOWED BONUS ZFA (sf):

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

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

36,151

FAR:

10

Total Built ZFA (sf):

31,618

9

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):

-4,534

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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131 East 81st Street	Public Space Record:		
		Book	
IV Required Type and Size of Public Spa	ce:		
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			



akinakin principlika katalih kinis kinis kalifa da malakin kinis kinis bancara mana da e ay ma

131 East 81st Street		Public Sp	838		
Weinbergerichten			Book:		
VIII Access for ti	ne Physically Disabled:				
☐ Full/Partial	None				
IX Compliance a	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:					
XI Owner Commu	nications: ీతం . క				
ग्रान्तान (श्राप्तार स्वायत्र स्वतः स्वायतः । श्राप्ताः स्वरः । श्राप्ताः स्वरः । श्राप्तान्तः स्वरः स्वरः स् स	ര് മാന് വര്യമായിൽ വര്യമാണ് വര്യമാന് വര്യമായില് വര്യമായില് വര്യമായില് വര്യമായില് വര്യമായില് വര്യമായില് വര്യമായ				
XII Revisions to D	atasheet:				
XIII Sources: Zoning Computations:					

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131 East 81st Street

Public Space Record:

838

Book:

В

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan



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171 East 84th Street			Public Space Record:			ord:	839	
Evans Towe	r 76			Во		ok:	292	
I. General Inform	ation:							
Building Address:	171 East 8	34th Street						
Building Name:	Evans Tov	ver						
Building Location:	Northwest	corner of Third Avenu	ie and Eas	t 84th Stree	t			
Public Space:	Arcade	ı		Plaza		Throug	h Block Conne	ction
	☐ Covere	d Pedestrian Space	V	Residential	Plaza	Throug	h Block Galleri	a
	☐ Elevate	ed Plaza		Sidewalk V	/idening	Urban	Plaza	
	Open A	Air Concourse		Through Bl	ock Arcade			
	Other S	Space:						
Public Space Location	n: Northwest c	orner of Third Avenue	and East 8	34th Street				
Primary Building Use:	Residential		Stories:	36	Year Co	ompleted:		1986
Block/Lot #:	1513/1001-11	66,1168-1222	NB #:	78/83	Commu	ınity Distric	t:	8
Owner:	Condominium						✓ Co-op/C	ondo
Address:	c/o Akam Ass Lexington Ave	ociates Management, nue	420	New York 10170	, NY T	elephone:	(212) 986-000	1
Managing Agent:	Akam Associa	ites Management						
Address:	420 Lexington	Avenue		New York, 10170	, NY T	elephone:	(212) 986-000	1
Developer:	Legent Realty	Co.						
Building Architect:	Philip Bimbau	m						
Principal Public Space Designer:	Philip Birnbau	m; Thomas Balsley As	sociates					
II. Legal Basis Fo	r Public Spa	Ce:						
Department of Build	dings (DOB)	City Planning Com	mission (C	CPC)	В	oard of Sta	ndards and Ap	peals
✓ As-of-Rig	ht	Authorization	Mod	ification			(BSA)	
		☐ Certification	Spec	iai Permit			ial Permit	
		Chairperson's	Zoni	ng Amenda	nent	Varia	ince	
		Certification	Othe	er:				
Board of Estimate (BOE)				Ot	her		
City Council (CC)		Owner				1101		
☐ Board of Estimat	te Resolution	Performance	Bond					
City Council Res	solution	Restrictive De	claration					
Actions:								
	OB As-of-Right	Number:			Date:			
ZR Section: 2	27-00	ZR Title:	Special	Urban Desig	ın Guideline	s-Residenti	al Plazas	
Subject: F	Residential Plaza							



171 East 84th Street

Public Space Record:

839

Evans Tower

Book:

292

2. Action:

Performance Bond

Number: 001 S 100274079 B Date: 6/5/1986

ZR Section:

27-44

ZR Title: Performance Bond

Subject:

\$2,025.00 Bond issued by The Aetna Casualty and Surety Company, Hartford, CT, to insure and maintain mandatory tree plantings, bicycle parking facilities, drinking fountain, plaque, and the litter free maintenance of the Residential Plaza of the development, including the replacement of such trees, bicycle parking facilities and plaques during the life of the



171 East 84th Street

Public Space Record:

839

Evans Tower

Book:

292

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District Zoning Lot Area (sf)

Floor Area Ratio

Base Zoning Floor Area (sf)

R10 R8

23,214.20

10.00 6.50 232,142 32,547

Total ZLA (sf):

28,221

5,007.28

Total Allowed Base ZFA (sf):

264,689

B. Bonus Zoning Floor Area:

Public Space

Size Provided for Bonus (sf)

Bonus Multiplier

Generated Bonus Zoning Floor Area (sf)

Residential Plaza

4,249.74

6 00

25,498

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

25,498

Total Capped Bonus ZFA (sf):

2 FAR x 23,214.2 sf

46,428

TOTAL ALLOWED BONUS ZFA (sf):

25,498

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):

290,188

FAR:

10

Total Built ZFA (sf):

290.135

FAR:

10

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

25,446

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

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171 East 84th Street		Public Space Record:			
Evans Tower			: 292		
IV Required Type ar	nd Size of Public Space:				
Public Space	Size R	equired (sf)	Bonus Utilization Rate Applied	Classification	
Residential Plaza	4,249.	74		Neighborhood	
V Required Hours o	f Access:				
✓ 24 Hours					
Restricted Hours					
☐ Closings for Events					
VI Required Ameniti	ites:				
Planting	Primary Space: 7 spaces				
Drinking Fountain	Primary Space: 1				
Lighting					
Litter Receptacles	8 cubic feet				
Planting	Primary Space: 524 sf required, 660 168 sf provided) sf provided;	Usable Residual Space: 11	3.6 sf required,	
Plaque/Sign	1				
Trees within Space	Primary Space: 6 required, 16 provi	ded			
Seating	Primary Space: 116.4 linear feet inc If with backs provided; Usable Resid required, 40 If with backs provided	luding 11.6 lf i lual Space: 25	with backs required, 118.2 I 5.2 linear feet including 2.5 I	f including 105.2 f with backs	
Water Feature	114 sf				
VII Permitted Ameni	lites:				
Open Air Cafe					
Other					

Evans	Tower	Book:		
VIII Access for th	e Physically Disabled:			
✓ Full/Partial	None			
IX Compliance an				
95300 95500000 100000 100000 100000 100000 100000 100000 1000000	Prevealed that the required litter receptacles and plaque were missing and that the	required water feature h	ad	
been replaced by plant	ing.	required water reature in	au	
Compliance 2000/200				
☐ Access	Description:			
☐ Amenity				
☐ Encroachment				
Active Enforcement:				
☐ Law Dept	Comment:			
☐ DOB-SEU				
DOB-Sp Projects				
☐ DCP				
APOPS Compliance				
Access	Description:			
✓ Amenity	APOPS site visit of 9/07 revealed that the required water feature and bicycle parequest enforcement action.	arking were not present.	APOPS will	
☐ Encroachment				
Active APOPS Enforce	ment:			
☐ Law Dept	Comment:			
☑ DOB-SEU	APOPS site visit of 9/07 revealed that the required water feature and bicycle parequest enforcement action.	arking were not present.	APOPS will	
☑ DOB-Sp Projects				
☐ DCP				
X Comments:				
XI Owner Commun	lications:			
XII Revisions to Da	itasheet:			
XIII Sources: Zoning Computations:	Philip Birnbaum, Dwg Z-1 "Zoning," rev. 7/20/84			

171 East 84th Street

Public Space Record:

839

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171 East 84th Street **Evans Tower**

Public Space Record:

839

Book:

292

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Zoning Resolution, Section 27-00

Amenities

Philip Birnbaum, Dwg "Residential Plaza," approved by DOB, 8/24/84

Site Plan

Partial Drawing, title missing, DOB microfiche, date missing



Public Space Record:

840

Book:

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District

C2-8 (Y)

Zoning Lot Area (sf)

Floor Area Ratio

Base Zoning Floor Area (sf)

10.00

444,250

Total ZLA (sf):

44,425

44,425.00

Total Allowed Base ZFA (sf):

444,250

B. Bonus Zoning Floor Area:

Size Provided for Bonus (sf)

Bonus Multiplier

Generated Bonus Zoning Floor Area (sf)

Public Space

Plaza

7,880.00

6.00

47,280

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

47,280

Total Capped Bonus ZFA (sf):

2 FAR x 44,425.00 sf

88,850

TOTAL ALLOWED BONUS ZFA (sf):

47,280

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):

491.530

FAR:

11

Total Built ZFA (sf):

491,530

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):

47,280

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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1524 Third Avenue

ZR Section:

Subject:

12-10

Plaza

Public Space Record: 840 Book: I. General Information: 1524 Third Avenue **Building Address: Building Name:** Full blockfront on west side of Third Avenue between East 85th and 86th Streets **Building Location: Public Space:** Through Block Connection Arcade ✔ Plaza ☐ Through Block Galleria Covered Pedestrian Space ✓ Residential Plaza ☐ Elevated Plaza ☐ Sidewalk Widening Urban Plaza ☐ Through Block Arcade Open Air Concourse Other Space: **Public Space Location:** 1966 Primary Building Use: Residential 35 Year Completed: Stories: Block/Lot #: 1514/39 NB #: 277/61 **Community District:** 8 **BMDGP Limited Partnership** Owner: Co-op/Condo New York, NY Telephone: c/o Perlbinder Realty Address: 10022 Marbru Associates **Managing Agent:** Address: 35 East 35th Street New York, NY Telephone: (212) 689-2158 10016 Developer: Robert Bien **Building Architect:** Robert Bien **Principal Public Space Designer:** II. Legal Basis For Public Space: Department of Buildings (DOB) City Planning Commission (CPC) **Board of Standards and Appeals** (BSA) ✓ As-of-Right Authorization Modification Special Permit Special Permit Certification Variance Zoning Amendment Chairperson's Certification Other: Board of Estimate (BOE) Other City Council (CC) Owner \Box ■ Board of Estimate Resolution Performance Bond ☐ City Council Resolution Restrictive Declaration Actions: 1. Action: DOB As-of-Right Number: Date:

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ZR Title: Definitions

1524 Third Avenue	Public Space Record:				
	Book:				
IV Required Type and Size of Public Space	en de la companya de La companya de la co				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Plaza	7,880.00				
V Required Hours of Access:					
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:					
None					
VII Permitted Amenitites:					
Open Air Cafe					
Other					

1524 Third Avenue		Public Space Record: Book:			
The season being agreement and the control of	he Physically Disabled:				
✓ Full/Partial	None 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	cement:				
☐ Law Dept	Comment:				
☐ DOB-SEU					
DOB-Sp Projects					
☐ DCP					
X Comments:					
XI Owner Commi	unications:				
XII Revisions to I	Datasheet:				
XIII Sources: Zoning Computations:	ZLA: NYC Department of Finance, MVS. Space Data Sheet; ZFA: See Comments	/ESA Development System, 2/10/00; Public Space Size: 1984 DCi s	P Open		

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1524 Third Avenue

Public Space Record:

840

Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

1984 DCP Open Space Data Sheet, 8/8/84

Access

Amenities

Site Plan

Paul P. Valerio, Structural Engineer, et al., Dwg "Site/Location Plan," stamped by DOB, 10/3/84



	es de la companya de					Во	ook:	293
I. General Inform	ation:							
Building Address:	111 East	85th Street						
Building Name:								
Building Location:	North side	e of East 85th Street b	etween Lex	kington and l	Park Avenu	ues		
Public Space:	✓ Arcade☐ Covered Pedestrian Space☐ Elevated Plaza☐ Open Air Concourse☐ Other Space:			Plaza Residential Sidewalk W Through Blo	/idening	☐ Throug	gh Block Con gh Block Gall Plaza	
Public Space Location	: North side	of East 85th Street bet	ween Lexir	gton and Pa	ırk Avenue			
Primary Building Use:	Residential		Stories:	30	Year Co	ompieted:		1971
Block/Lot #:	1514/8, 1001	-1003	NB #:	92/68	Commi	unity Distric	et:	8
Owner:	120 E. 86th S	st. LLC; G. Richstone I	Family Limi	ted Partners	;120/86 Ov	wners Corp	✓ Co-op	/Condo
Address:	c/o Insignia R Avenue	esidential Group, 675	Third	New York, 10017	•			
Managing Agent:	Insignia Resid	dential Group						
Address:	675 Third Ave	enue		New York, 10017	NY T	elephone:	(212) 370-9)200
Developer:								
Building Architect:	Philip Birnbau	m						
Principal Public Space Designer:	Philip Birnbau	m						
II. Legal Basis For	Public Spa	ce:	The Times of the Control of the Cont					
Department of Build	Commence and a finishment of the Committee of the Committ	City Planning Com	mission (C	PC)	В	oard of Sta	ndards and	Appeals
✓ As-of-Righ	nt	Authorization		ification			(BSA)	• •
		☐ Certification	Spec	ial Permit		Spec	ial Permit	
		Chairperson's Certification		r: Approval Modificat Restrictiv Declarati	of ion of e	☐ Varia	nce	
Board of Estimate (E	BOE)	Owner				her		
y Board of Estimate	Resolution	Performance	Bond					
City Council Rese	olution	✓ Restrictive De	claration					
Actions:								
1. Action: DC ZR Section: 12	DB As-of-Right 2-10 aza, Arcade	Number: ZR Title:	Definition	s	Date:			

Public Space Record:

841

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111 East 85th Street

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111 East 85th Street

Public Space Record:

841

Book:

293

2. Action:

CPC Zoning Amendment

Number: CP 22990 Date: 7/75

ZR Section:

ZR Title:

Subject:

Zoning Map Amendment from R10 to C4-6; refers to "plaza and plaza improvements"

3. Action:

Number: Reel 346, Page 190 Date: 7/25/75

ZR Section:

ZR Title:

Subject:

Restrictive Declaration filed in conjunction with CPC Zoning Amendment CP 22990, 7/75

4. Action:

Modification of Restrictive

Restrictive Declaration

Number: Reel 593, Page 147 Date: 12/2/81

ZR Section:

Declaration

ZR Title:

Subject:

Modification of original Restrictive Declaration, Reel 346, Page 1904, for revised Plaza design

and required amenities

5. Action:

CPC Approval of

Number: N 810569 ZWM

Modification of Restrictive

ZR Title:

ZR Section:

Subject:

Approval of a modification of a Restrictive Declaration for revised plaza design and required

amenities

6. Action:

BOE Resolution

Number: Cal. No. 226

Date: 7/17/75

Date: 9/21/81

ZR Section:

ZR Title:

Subject:

Resolution adopting CPC Zoning Amendment CP 22990.

111 East 85th Street

Public Space Record:

841

Book:

293

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District

C4-6, R10

Zoning Lot Area (sf)

Floor Area Ratio

Base Zoning Floor Area (sf)

10.00

188,440

Total ZLA (sf):

18.844

18,844.00

Total Allowed Base ZFA (sf):

188,440

B. Bonus Zoning Floor Area:

Size Provided for Bonus (sf) 5.581.19

Bonus Multiplier 6.00 **Generated Bonus Zoning** Floor Area (sf)

33,487

Plaza Arcade

Public Space

566 70

3.00

1,700

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

35.187

Total Capped Bonus ZFA (sf):

2 FAR x 18,844 sf

37.688

TOTAL ALLOWED BONUS ZFA (sf):

35,187

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

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

223.627

FAR:

Total Built ZFA (sf):

223.345

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):

34,905

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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111 East 85th Street		Publi	Public Space Record:		
			Book	:: 293	
IV Required Type a	nd Size of Public S	Space:			
Public Space		Size Required (sf)	Bonus Utilization Rate Applied	Classification	
Plaza		5,581.19		Marginal	
Arcade		566.70		Marginal	
V Required Hours o	f Access:				
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Ameniti	ites:				
Lighting	Plaza: back-lit c	anopy providing lighting for Plaza			
Planting	Plaza: 3 four-foo	ot diameter planters, 4 five-foot di	ameter planters		
Trees within Space	Plaza: 2 in plant	ters			
Seating	Plaza: seating a	round planters			
Trees on Street	2				
VII Permitted Ameni	tites:				
Open Air Cafe	oo amerikaan kook mitti too amintii toota (h. 1. ee 1713 ka a C + 2. Ph. Ph.)				
Other					



111 East 85th Street		Public Space Record:	841
		Book:	293
Ž			
VIII Access for th	e Physically Disabled:		
☐ Full/Partial	✓ None		
IX Compliance ar	nd Enforcement:		
(1) Fall 1998 site visit required planting, seat	revealed that the East 85th Street Plaza was ing and trees within the space were missing.	closed to the public. (2) Site visit of fall 1999 revealed that the	
Compliance 2000/200	1		
✓ Access	Description:		
☐ Amenity	During a site visit of summer 2000, a vi requested to leave.	sitor was informed by a building employee that the space was p	rivate and
☐ Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
☐ DOB-SEU	issued NOV 1114ZSTF02AC in respon-	ested by DCP in November 2000 to investigate compliance prob se to complaint 1081659 citing failure to provide amenities inclu	ding the thr
✓ DOB-Sp Projects	four-foot diameter planters and the four 041201ZSTFAC04. Fine of \$2,500 impo	· five-foot diameter planters. ECB 34284189L issued 4/12/01, DOE osed.	
☐ DCP			
APOPS Compliance			
Access	Description:		
Amenity	MAS Urbanist site visit fo 8/13/06 noted 11/17/06 revealed that the public space	that the public space did not meet the description. APOPS site was under construction. APOPS will contact DCP to determine	e visit of the if revised
Encroachment	plans have been submitted.		
Active APOPS Enforce	ement:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
DCP			
X Comments:			

XIII Sources:

Zoning Computations:

XI Owner Communications:

XII Revisions to Datasheet:

Philip Birnbaum, Dwg Z-1 " Plot Plan & Zoning Calculations," unreadable date



111 East 85th Street

Public Space Record:

841

Book:

293



Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Modification of Restrictive Declaration associated with CPC Approval of Modification of Restrictive Declaration, N

810569 ZWM, 9/21/81; James Trunzo, Dwg A-9 "Plan of Plaza," rev. 6/9/81

Site Plan

Philip Birnbaum, Dwg Z-1 "Plot Plan & Zoning Calculations," unreadable date



1065 Park Avenue Carlton Park		Public Space Record:			cord:	842	
			Book:				
I. General Informa	ation:						
Building Address:	1065 Parl	Avenue					
Building Name:	Carlton Pa	ark					
Bullding Location:	Northeast	corner of Park Avenue	and East	87th Street			
Public Space:	✓ Arcade	•	•	Plaza	Throu	igh Block Connect	ion
•	☐ Covere	ed Pedestrian Space		Residential F	Plaza Throu	igh Block Galleria	
	☐ Elevate	ed Plaza		Sidewalk Wid	dening 🔲 Urba	n Plaza	
	Open /	Air Concourse		Through Bloo	ck Arcade		
	Other :	Space:					
Public Space Location	: Northeast c	omer of Park Avenue a	and East 87	th Street			
Primary Bullding Use:	Residential		Stories:	33	Year Completed:		1974
Block/Lot #:	1516/1		NB #:	83/69	Community Distr	ict:	8
Owner:	1065 Park Av	enue Corp				✓ Co-op/Co	ndo
Address:	c/o Insignia R Avenue	esidential Group, 675	Third	New York, I 10017	NY Telephone	: (212) 350-2800	
Managing Agent:	Insignia Resid	lential Group					
Address:	675 Third Ave	enue		New York, 1 10017	NY Telephone:	: (212) 350-2800	
Developer:							
Building Architect:	Harry F. Gree	n/Stephen C. Lyras					
Principal Public Space Designer:	Harry F. Gree	n/Stephen C. Lyras					
II. Legal Basis For	Public Spa	ce;					
Department of Build	lings (DOB)	City Planning Comr	nission (C	PC)	Board of St	andards and App	eals
✓ As-of-Rigilation	nt	Authorization	Mod	fication	·····	(BSA)	
•		Certification	Spec	ial Permit		cial Permit	
		Chairperson's	Zonii	ng Amendme	ent 🗀 Var	iance	
		Certification	Othe	r:			
Board of Estimate (E	BOE)				Other		
City Council (CC)		Owner					
Board of Estimate	e Resolution	Performance E	Bond				
City Council Res	olution	Restrictive Dec	claration				
Actions:							
1. Action: De	OB As-of-Right	Number:			Date:		
ZR Section: 12	2-10	ZR Title:	Definition	s			
Subject: P	laza, Arcade						

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1065 Park Avenue Carlton Park

Public Space Record:

842

Book:

300

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District

R10

Zoning Lot Area (sf) 6,056.64

Floor Area Ratio

Base Zoning Floor Area (sf)

60,566

Total ZLA (sf):

6,057

Total Allowed Base ZFA (sf):

10.00

6.00

3.00

60,566

Floor Area (sf)

13,920 5,436

B. Bonus Zoning Floor Area:

Size Provided for	Bonus Multiplier
Bollus (31)	Bollus Multiplier
2,320.00	6.00
1,812.00	3.00
	Bonus (sf) 2,320.00

Generated Bonus Zoning

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

19,356

Total Capped Bonus ZFA (sf):

2 FAR x 6,056.64 sf

12,113

TOTAL ALLOWED BONUS ZFA (sf):

12,113

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):

72,680

FAR:

12

Total Built ZFA (sf):

72,679

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):

12,113

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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1065 Park Avenue	Public Space Record:				
Carlton Park		Book:			
IV Required Type and Size of Public Sp	oace:				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classificatio	n	
Plaza	1,461.60		Marginal		
Arcade	1,141.56	•	Marginal		
V Required Hours of Access:					
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:					
None					
VII Permitted Amenitites:					
Open Air Cafe					
Other					



Carlton	Park	Book:	300
VIII Access for the	e Physically Disabled:		
✓ Full/Partial	None		
IX Compliance an			
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 Enforce	ement:		
Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
DCP			
X Comments:			
gangrating hongs 7FA	on Harry F. Green/Stephen C. Lyras, Dwg A-6 "Plan of First Floor," undated, ar (2) No plans are available at DOB indicating Total Built Zoning Floor Area. No assumed to have used all of its Total Bonus ZFA. The Total Built ZFA is assun	source for the Total Built 21	· A nas beer
XI Owner Commun	nications:		
XII Revisions to Da	atasheet:		
XIII Sources:	ZLA: Sanborn Manhattan Land Book; Public Space Size: Calculated from	Harry F. Green/Stephen C. I	vras Dwa
Zoning Computations:	ZLA: Sandom Mannaπan Land Book; Public Space Size. Calculated from 6 "Plan of First Floor" undated (dimensioned)	i lairy i . Oreenvolepiien o. t	-,,ao, Dwy /

1065 Park Avenue

Public Space Record:

842

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1065 Park Avenue Carlton Park

Public Space Record:

842

Book:

300

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

Harry F. Green/Stephen C. Lyras, Dwg A-6 "Plan of First Floor," undated



115 East 87	th Street			Publi	c Spac	ce Record:	843
Carnegie Towers						Book:	299
I. General Inform Building Address: Building Name: Building Location:	115 East	87th Street Towers of East 87th Street be	etween Lex	ington and f	^p ark Avenu	es	
Public Space:	☐ Elevate	ed Pedestrian Space ed Plaza Air Concourse		Plaza Residential Sidewalk W Through Blo	idening	☐ Through Block ☐ Through Block ☐ Urban Plaza	
Public Space Location	: North side o	f East 87th Street betv	veen Lexin	gton and Pa	rk Avenue		
Primary Building Use: Block/Lot #:	Residential/C	ommunity Facility	Stories: NB #:	40 20/69		ompleted: inity District:	1972 8
Owner: Address:		rs Corporation idential, Inc., 85 John	Street 8th	New York, 10038	NY T	☑ Co elephone:	o-op/Condo
Managing Agent: Address:	WPG Resider	•		New York, 10038	NY T	elephone:	
Developer:							
Bullding Architect: Principal Public Space Designer:		er & Associates er & Associates					
II. Legal Basis For Department of Build	lings (DOB)	Cety Planning Communication Certification Chairperson's Certification	☐ Modi	ification ial Permit ng Amendm		oard of Standards (BSA) Special Perm Variance	••
Board of Estimate (I City Council (CC) Board of Estimate City Council Res	e Resolution	Owner Performance E Restrictive Dec			Oti	ner	
ZR Section: 13	OB As-of-Right 2-10 laza	Number: ZR Title:	Definition	s	Date:		

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115 East 87th Street

Public Space Record:

843

Carnegie Towers

Book: 299

III. Zoning Computations:

A. Base Zoning Floor Area:

Base Zoning Floor

Zoning District R10 (PI), C1-9 Zoning Lot Area (sf) 30,844.00 Floor Area Ratio

Area (sf)

F

308,440

Total ZLA (sf):

30,844

Total Allowed Base ZFA (sf):

10.00

308,440

B. Bonus Zoning Floor Area:

Size Provided for

Bonus Multiplier

Generated Bonus Zoning

Floor Area (sf)

Public Space Plaza 2,633.40

6.00

15,800

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

15,800

Total Capped Bonus ZFA (sf):

2 FAR x 30,844 sf

61,688

TOTAL ALLOWED BONUS ZFA (sf):

15,800

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):

324,240

FAR:

11

Total Built ZFA (sf):

324,240

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):

15,800

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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115 East 87th Street	Public Space Record:				
Carnegie Towers		Book	(:	299	
IV Required Type and Size of Public Space					
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classifica	tion	
Plaza	2,633.40		Marginal		
V Required Hours of Access:					
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:					
None					
VII Permitted Amenitites:					



☐ Open Air Cafe
☐ Other

Carr	legie Towers	Book:	299
VIII Access for	the Physically Disabled:		
✓ Full/Partial	None		
IX Compliance	and Enforcement:		
Compliance 2000/	2001 <u></u>		
Access	Description:		
☐ Amenity			
☐ Encroachment			
Active Enforcemen	nt:		
☐ Law Dept	Comment:	•	
☐ DOB-SEU			
☐ DOB-Sp Project	s ·		
☐ DCP			
APOPS Compliano			
Access	Description:		
Amenity			
Encroachment		·	
Active APOPS Enfe	orcement:		
Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
X Comments:			
XI Owner Com	munications:	-	
XII Revisions to	Datasheet:		
XIII Sources:			

115 East 87th Street

Public Space Record:

843

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date; ZFA: See Comments

Zoning Computations:

ZLA: Rosenman, Colin, Kaye et al., "Statement of Facts," 12/5/74, for BSA 709-74-BZ, 4/22/75, pg. 2; Public Space Size: Calculated from Jay Sam Unger & Associates, Dwg A-1 "Site Plan General Notes & Zoning Data," unreadable

115 East 87th Street

Public Space Record:

843

Carnegie Towers

Book:

299

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Jay Sam Unger & Associates, Dwg A-2 "Street Level Site Plan," undated

Site Plan

Jay Sam Unger & Associates, Dwg A-1 "Site Plan General Notes & Zoning Data," unreadable date



182 East 95	th Street			Publ	ic Spac	ce Recor	d:	844
Highgate	Yas					Boo	k:	312
I. General Inform	ation:							
Building Address:	182 East	95th Street						
Building Name:	Highgate							
Building Location:	Southwe	st corner of Third Avenu	ue and Eas	st 95th Stree	et			
Public Space:	Arcad	e		Plaza		Through E	Block Connec	tion
	☐ Cover	ed Pedestrian Space	✓	Residential	Plaza	Through E	Block Galleria	
	Elevat	ed Plaza		Sidewalk V	Videning	Urban Pla	ıza	
	Open	Air Concourse		Through Bl	ock Arcade			
	Other	Space:						
Public Space Location	: Southwest	corner of Third Avenue	and East	95th Street				
Primary Building Use:	Residential		Stories:	29	Year Co	ompleted:		1980
Block/Lot #:	1523/34-40		NB #:	32/78	Commu	ınity District:		8
Owner:	P & S 95th S	treet Assoc				1	Co-op/Co	ndo
Address:	1271 Sixth A	venue, Rm 4200		New York 10020-140		elephone:	•	
Managing Agent:	Milford Mana	gement						
Address:	225 East 95th	n Street		New York, 10128	NY T	elephone: (2	12) 735-6500)
Developer:								
Building Architect:	Jarmul, Brize	e & Levitt						
Principal Public Space Designer:	Jarmul, Brize	e & Levitt						
II. Legal Basis For	Public Spa	ce:						
Department of Build	ings (DOB)	City Planning Com	mission (C	PC)	Во	oard of Standa	ırds and App	eals
✓ As-of-Right	nt	Authorization	Mod	ification		(B	SA)	
		Certification	☐ Spec	lal Permit		Special	Permit	
		Chairperson's	Zonir	ng Amendn	nent	Variance	•	
		Certification	Other	r:				
Board of Estimate (E	BOE)				0#	her		
City Council (CC)		Owner				ici		
Board of Estimate	Resolution	Performance E	3ond		لــا			
City Council Res	olution	Restrictive De	claration					
Actions:								
	OB As-of-Right	Number:			Date:			
	7-00	ZR Title:	Special L	Irban Desig		s-Residential P	lazas	
Subject: Re	esidential Plaza							

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182 East 95th Street Public Space Record:
Highgate Book:

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District C2-8 (R10) Zoning Lot Area (sf) 17.500.00 Floor Area Ratio

Base Zoning Floor Area (sf)

175.000

844

312

Total ZLA (sf):

17,500

Total Allowed Base ZFA (sf):

175,000

B. Bonus Zoning Floor Area:

Size Provided for Bonus (sf)

Bonus Multiplier

Generated Bonus Zoning Floor Area (sf)

Public Space Residential Plaza

5,220.00

6.00

31,320

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

31,320

Total Capped Bonus ZFA (sf):

2 FAR x 17,500 sf

35,000

TOTAL ALLOWED BONUS ZFA (sf):

31,320

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):

206,320

FAR:

12

Total Built ZFA (sf):

205,811

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):

30,811

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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182 East 95th Street Highgate		Public Space Record: Book:				
TO TOTAL STANDARD STANDARD STANDARD STANDARD AND STANDARD STANDARD STANDARD STANDARD STANDARD STANDARD STANDARD	ranka kanta da 2000. Terreta batan batan batan da 1886	Circ Descriped (cf)	Bonus Utilization Rate	Classifica	ation	
Public Space		Size Required (sf)	Applied			
Residential Plaza		5,115.60		Marginal		
V Required Hours of Ac	cess:					
✓ 24 Hours	新の種類の現場では、2000年でした。 -					
Restricted Hours						
Closings for Events						
VI Required Amenitites:						
Artwork	east wall of adjacent build the New York City Art Co		et) to be treated with artwor	k approved	by	
Bicycle Parking	Primary Space: 8 spaces					
Drinking Fountain	Primary Space: 1					
Lighting						
Litter Receptacles	7.6 cubic feet required					
Planting	Primary Space: 581.6 sf r	equired, 783 sf planting	and 1,141 sf ground cover	provided		
Plaque/Sign						
Trees within Space	Primary Space: 4; Usable	Residual Space: 2				
Seating	Primary Space: 129 linear Residual Space: 45 linear	r feet including 12.9 If with feet including 4.5 If with	th backs required, 155 If pro backs required, 47 If provi	ovided; Usat ded	ole	
Trees on Street	5					
VII Permitted Amenitites	•					
Open Air Cafe						
Other						

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182 East 95th Street Highgate		Public Space Record:	844
		Book:	312
VIII Access for the I	Physically Disabled:		
✓ Full/Partial	None		
IX Compliance and	Enforcement:		
storefronts (2) Fall 1998 s	ite visit revealed that benches were not pro	space had not been rented and requested steps to be taken wided and that other seating had spikes. (3) Site visit of fall 1 eating were not present and that one street tree was missing	1999
Compliance 2000/2001			
Access	Description:		
✓ Amenity	A site visit of summer 2000 revealed that missing, and that there were dumpsters a	the required bicycle parking, drinking fountain, plaque and so nd garbage in the plaza area.	saung were
☐ Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:	ed by DCP in October 2000 to investigate compliance proble	ems DOR
✓ DOB-SEU	issued violation 192788 on 11/21/00 for fa	illure to provide bicycle rack, drinking fountain, art work, litter	receptacles
☐ DOB-Sp Projects	response to DOB violation has been recei	al Plaza area. DOB violation 112100Z08TV02 issued on 1/2/ ved as of 3/1/0. DOB issued ECB violation 34258044J on 3.	/29/01 which is
☐ DCP	pending. Fine of \$2,500 imposed.		
APOPS Compliance			
☐ Access	Description:		
Amenity			
☐ Encroachment			
Active APOPS Enforcement	ent:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
DCP			
X Comments:			
XI Owner Communic (1) Confirmation letter reco	cations: eived from Robert Berne, P & S 95th Street	Associates, 10/24/86.	
XII Revisions to Data	asheet:		
XIII Sources: Zoning Computations:	Jarmul, Brizee & Levitt, Dwg 5-a "Zoning A	analysis & Planting Plan," 8/27/79	

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182 East 95th Street

Public Space Record:

844

Highgate

312 Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Jarmul, Brizee & Levitt, Dwg 5-a "Zoning Analysis & Planting Plan," 8/27/79

Site Plan

Jarmul, Brizee & Levitt, Dwg 5-a "Zoning Analysis & Planting Plan," 8/27/79



211 East 79th Street			Public Space Record:					845
					Во	ok:		
I. General Informa	I. General Information:							
Building Address:	211 East 7	9th Street						
Building Name:								
Building Location:	North side	of East 79th Street be	etween Sec	cond and Ti	hird Avenu	es		
Public Space:	Arcade			Plaza		Throug	h Block Con	nection
	Covered	d Pedestrian Space		Residentia	l Plaza	☐ Throug	h Block Gall	eria
	☐ Elevate	d Plaza		Sidewalk V	Videning	Urban	Plaza	
	Open A	ir Concourse		Through B	lock Arcad	e		
	Other S	pace:						
Public Space Location:	:							
Primary Building Use:	Community Fa	cility	Stories:	17	Year (Completed:		1966
Block/Lot #:	1525/5		NB #:	73/64	Comn	nunity Distric	t:	8
Owner:	Marilyn Lichtm	an, c/o Dewitt Nursin	g Home				Co-op	/Condo
Address:	211 East 79th	Street		New York 10021-08		Telephone:	(212) 962-4	1395
Managing Agent:	Dewitt Nursing	Home						
Address:	211 East 79th	Street		New York 10021-08		Telephone:	(212) 962-4	1395
Developer:								
Building Architect:								
Principal Public Space Designer:								
II. Legal Basis For	Public Space	:			***************************************			
Department of Build	ings (DOB)	City Planning Com	mission (C	CPC)		Board of Sta	ndards and (BSA)	Appeals
As-of-Rigi	nt	Authorization	Mod	lification		□ Snor	` .	
		Certification	☐ Spec	cial Permit	rmit Special Permit			
		Certification	☐ Zoni	ing Amend er:	ment	valle		
Board of Estimate (E	30E)					Other		

Owner

Performance Bond

Restrictive Declaration

City Council (CC)

Actions:

■ Board of Estimate Resolution

City Council Resolution

211 East 79th Street

Public Space Record:

845

Book:

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District Zoning Lot Area (sf) Floor Area Ratio Base Zoning Floor Area (sf)
R10 11,665.00 10.00 116,650

R8 10,216.00 6.02 61,500

Total ZLA (sf): 21,881 Total Allowed Base ZFA (sf): 178,150

B. Bonus Zoning Floor Area:

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

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

0

Total Capped Bonus ZFA (sf):

TOTAL ALLOWED BONUS ZFA (sf):

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

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

178,150

FAR:

8

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):

-178,150

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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211 East 79th Street	Public Space Record:				
	Book:				
IV Required Type and Size of Public Space	>e:				
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:			A STATE OF S		
VII Permitted Amenitites:		-			
Open Air Cafe					
Other					

211 East 79th Street		Public Space Record:	
		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	inications:		
XII Revisions to D	Patasheet:		
XIII Sources: Zoning Computations:			

211 East 79th Street

Public Space Record:

845

Book:



Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

