

178 East 80th Street
Kenilworth

Public Space Record: 837
Book: 277

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

178 East 80th Street
Kenilworth

Public Space Record: 837
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

Book:

I. General Information:

Building Address: 131 East 81st Street

Building Name:

Building Location: East 81st Street and Lexington Avenue

Public Space:

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

Public Space Location:

Primary Building Use: Residential

Stories: 17

Year Completed: 1982

Block/Lot #:

NB #: 64/81

Community District: 8

Owner:

☐ Co-op/Condo

Address:

Telephone:

Managing Agent:

Address:

Telephone:

Developer:

Building Architect: Mullen Palandrani

Principal Public
Space Designer: Mullen Palandrani

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: BSA Variance

Number: 946-81 BZ

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	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-9 (R10)	3,615.12	10.00	36,151

Total ZLA (sf):	3,615	Total Allowed Base ZFA (sf):	36,151
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B. Bonus Zoning Floor Area:

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

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): -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

131 East 81st Street

Public Space Record: 838

Book:

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☐ 24 Hours
- ☐ Restricted Hours
- ☐ Closings for Events

VI Required Amenities:

VII Permitted Amenities:

- ☐ Open Air Cafe
- ☐ Other

131 East 81st Street

Public Space Record: 838
Book:

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:

131 East 81st Street

Public Space Record: 838

Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

171 East 84th Street
Evans Tower

Public Space Record: 839
Book: 292

I. General Information:

Building Address: 171 East 84th Street

Building Name: Evans Tower

Building Location: Northwest corner of Third Avenue and East 84th Street

Public Space:

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

Public Space Location: Northwest corner of Third Avenue and East 84th Street

Primary Building Use: Residential **Stories:** 36 **Year Completed:** 1986

Block/Lot #: 1513/1001-1166,1168-1222 **NB #:** 78/83 **Community District:** 8

Owner: Condominium

☒ Co-op/Condo

Address: c/o Akam Associates Management, 420 Lexington Avenue New York, NY 10170 **Telephone:** (212) 986-0001

Managing Agent: Akam Associates Management

Address: 420 Lexington Avenue New York, NY 10170 **Telephone:** (212) 986-0001

Developer: Legent Realty Co.

Building Architect: Philip Birnbaum

Principal Public Space Designer: Philip Birnbaum; Thomas Balsley Associates

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

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

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

1. Action: DOB As-of-Right
ZR Section: 27-00
Subject: Residential Plaza

Number: Date:
ZR Title: Special Urban Design Guidelines-Residential Plazas

171 East 84th Street
Evans Tower

Public Space Record: 839
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 devleopment.

171 East 84th Street
Evans Tower

Public Space Record: 839
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	23,214.20	10.00	232,142
R8	5,007.28	6.50	32,547
Total ZLA (sf):	28,221	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

171 East 84th Street
Evans Tower

Public Space Record: 839
Book: 292

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	4,249.74	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Neighborhood

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

Planting	Primary Space: 7 spaces
Drinking Fountain	Primary Space: 1
Lighting	
Litter Receptacles	8 cubic feet
Planting	Primary Space: 524 sf required, 660 sf provided; Usable Residual Space: 113.6 sf required, 168 sf provided
Plaque/Sign	1
Trees within Space	Primary Space: 6 required, 16 provided
Seating	Primary Space: 116.4 linear feet including 11.6 lf with backs required, 118.2 lf including 105.2 lf with backs provided; Usable Residual Space: 25.2 linear feet including 2.5 lf with backs required, 40 lf with backs provided
Water Feature	114 sf

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

171 East 84th Street
Evans Tower

Public Space Record: 839
Book: 292

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Site visit of fall 1999 revealed that the required litter receptacles and plaque were missing and that the required water feature had been replaced by planting.

Compliance 2000/2001

☐ 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 parking were not present. APOPS will request enforcement action.
☐ Encroachment

Active APOPS Enforcement:

☐ Law Dept Comment:
☒ DOB-SEU APOPS site visit of 9/07 revealed that the required water feature and bicycle parking were not present. APOPS will request enforcement action.
☒ DOB-Sp Projects
☐ DCP

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: Philip Birnbaum, Dwg Z-1 "Zoning," rev. 7/20/84

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

1524 Third Avenue

Public Space Record: 840

Book:

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

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C2-8 (Y)	44,425.00	10.00	444,250

Total ZLA (sf):	44,425	Total Allowed Base ZFA (sf):	444,250
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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	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:	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

1524 Third Avenue

Public Space Record: 840

Book:

I. General Information:

Building Address: 1524 Third Avenue

Building Name:

Building Location: Full blockfront on west side of Third Avenue between East 85th and 86th 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 checked="" type="checkbox"/> Residential Plaza	<input type="checkbox"/> Through Block Galleria
<input type="checkbox"/> Elevated Plaza	<input type="checkbox"/> Sidewalk Widening	<input type="checkbox"/> Urban Plaza
<input type="checkbox"/> Open Air Concourse	<input type="checkbox"/> Through Block Arcade	
<input type="checkbox"/> Other Space:		

Public Space Location:

Primary Building Use: Residential **Stories:** 35 **Year Completed:** 1966

Block/Lot #: 1514/39 **NB #:** 277/61 **Community District:** 8

Owner: BMDGP Limited Partnership

☐ Co-op/Condo

Address: c/o Perlbiner Realty

New York, NY
10022

Telephone:

Managing Agent: Marbru Associates

Address: 35 East 35th Street

New York, NY
10016

Telephone: (212) 689-2158

Developer:

Building Architect: Robert Bien

**Principal Public
Space Designer:** Robert Bien

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

1524 Third Avenue

Public Space Record: 840

Book:

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	7,880.00	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

None

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

1524 Third Avenue

Public Space Record: 840
Book:

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: NYC Department of Finance, MVS/ESA Development System, 2/10/00; Public Space Size: 1984 DCP Open Space Data Sheet; ZFA: See Comments

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

111 East 85th Street

Public Space Record: 841

Book: 293

I. General Information:

Building Address: 111 East 85th Street

Building Name:

Building Location: North side of East 85th Street between Lexington and Park Avenues

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: North side of East 85th Street between Lexington and Park Avenue

Primary Building Use: Residential **Stories:** 30 **Year Completed:** 1971

Block/Lot #: 1514/8, 1001-1003 **NB #:** 92/68 **Community District:** 8

Owner: 120 E. 86th St. LLC; G. Richstone Family Limited Partners; 120/86 Owners Corp ☒ Co-op/Condo

Address: c/o Insignia Residential Group, 675 Third Avenue New York, NY 10017 **Telephone:** (212) 370-9200

Managing Agent: Insignia Residential Group

Address: 675 Third Avenue New York, NY 10017 **Telephone:** (212) 370-9200

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: Approval of Modification of Restrictive Declaration

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

111 East 85th Street

Public Space Record: 841

Book: 293

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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: Restrictive Declaration 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 Declaration Number: Reel 593, Page 147 Date: 12/2/81
ZR Section: ZR Title:
Subject: Modification of original Restrictive Declaration, Reel 346, Page 1904, for revised Plaza design and required amenities
5. Action: CPC Approval of Modification of Restrictive Dec. Number: N 810569 ZVM Date: 9/21/81
ZR Section: ZR Title:
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
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	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C4-6, R10	18,844.00	10.00	188,440

Total ZLA (sf): 18,844 **Total Allowed Base ZFA (sf):** 188,440

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	5,581.19	6.00	33,487
Arcade	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: 12

Total Built ZFA (sf): 223,345

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): 34,905

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

111 East 85th Street

Public Space Record: 841

Book: 293

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	5,581.19	<input type="checkbox"/>	Marginal
Arcade	566.70	<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:

Lighting	Plaza: back-lit canopy providing lighting for Plaza
Planting	Plaza: 3 four-foot diameter planters, 4 five-foot diameter planters
Trees within Space	Plaza: 2 in planters
Seating	Plaza: seating around planters
Trees on Street	2

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

111 East 85th Street

Public Space Record: 841

Book: 293

VIII Access for the Physically Disabled:

- ☐ Full/Partial ☒ None

IX Compliance and Enforcement:

(1) Fall 1998 site visit revealed that the East 85th Street Plaza was closed to the public. (2) Site visit of fall 1999 revealed that the required planting, seating and trees within the space were missing.

Compliance 2000/2001

- ☒ Access Description:
During a site visit of summer 2000, a visitor was informed by a building employee that the space was private and requested to leave.
- ☐ Amenity
- ☐ Encroachment

Active Enforcement:

- ☐ Law Dept Comment:
The Department of Buildings was requested by DCP in November 2000 to investigate compliance problems. DOB issued NOV 1114ZSTF02AC in response to complaint 1081659 citing failure to provide amenities including the three four-foot diameter planters and the four five-foot diameter planters. ECB 34284189L issued 4/12/01, DOB 041201ZSTFAC04. Fine of \$2,500 imposed.
- ☐ DOB-SEU
- ☒ DOB-Sp Projects
- ☐ DCP

APOPS Compliance

- ☐ Access Description:
MAS Urbanist site visit fo 8/13/06 noted that the public space did not meet the description. APOPS site visit of 11/17/06 revealed that the public space was under construction. APOPS will contact DCP to determine if revised plans have been submitted.
- ☐ 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-1 " Plot Plan & Zoning Calculations," unreadable date

111 East 85th Street

Public Space Record: 841

Book: 293

Base ZFA

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: 842
Book: 300

I. General Information:

Building Address: 1065 Park Avenue

Building Name: Carlton Park

Building Location: Northeast corner of Park Avenue and East 87th Street

Public Space: ☒ Arcade ☒ Plaza ☐ Through Block Connection
☐ Covered Pedestrian Space ☐ Residential Plaza ☐ Through Block Galleria
☐ Elevated Plaza ☐ Sidewalk Widening ☐ Urban Plaza
☐ Open Air Concourse ☐ Through Block Arcade
☐ Other Space:

Public Space Location: Northeast corner of Park Avenue and East 87th Street

Primary Building Use: Residential Stories: 33 Year Completed: 1974

Block/Lot #: 1516/1 NB #: 83/69 Community District: 8

Owner: 1065 Park Avenue Corp ☒ Co-op/Condo

Address: c/o Insignia Residential Group, 675 Third Avenue New York, NY 10017 Telephone: (212) 350-2800

Managing Agent: Insignia Residential Group

Address: 675 Third Avenue New York, NY 10017 Telephone: (212) 350-2800

Developer:

Building Architect: Harry F. Green/Stephen C. Lyras

Principal Public Space Designer: Harry F. Green/Stephen C. Lyras

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
ZR Section: 12-10
Subject: Plaza, Arcade

Number:
ZR Title: Definitions

Date:

1065 Park Avenue
Carlton Park

Public Space Record: 842
Book: 300

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10	6,056.64	10.00	60,566

Total ZLA (sf): 6,057 Total Allowed Base ZFA (sf): 60,566

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	2,320.00	6.00	13,920
Arcade	1,812.00	3.00	5,436

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: 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

1065 Park Avenue
Carlton Park

Public Space Record: 842
Book: 300

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	1,461.60	<input checked="" type="checkbox"/>	Marginal
Arcade	1,141.56	<input checked="" 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

1065 Park Avenue
Carlton Park

Public Space Record: 842
Book: 300

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:

(1) The spaces shown on Harry F. Green/Stephen C. Lyras, Dwg A-6 "Plan of First Floor," undated, are assumed to be public spaces generating bonus ZFA. (2) No plans are available at DOB indicating Total Built Zoning Floor Area. No source for the Total Built ZFA has been found. The building is assumed to have used all of its Total Bonus ZFA. The Total Built ZFA is assumed to be the same as the Total Allowed ZFA.

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: ZLA: Sanborn Manhattan Land Book; Public Space Size: Calculated from Harry F. Green/Stephen C. Lyras, Dwg A-6 "Plan of First Floor," undated (dimensioned)

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 87th Street
Carnegie Towers

Public Space Record: 843
Book: 299

I. General Information:

Building Address: 115 East 87th Street
Building Name: Carnegie Towers
Building Location: North side of East 87th Street between Lexington and Park 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: North side of East 87th Street between Lexington and Park Avenue

Primary Building Use: Residential/Community Facility **Stories:** 40 **Year Completed:** 1972

Block/Lot #: 1516/9007 **NB #:** 20/69 **Community District:** 8

Owner: 115-87 Owners Corporation ☒ Co-op/Condo

Address: c/o WPG Residential, Inc., 85 John Street 8th floor New York, NY 10038 **Telephone:**

Managing Agent: WPG Residential, Inc.

Address: 85 John Street 8th floor New York, NY 10038 **Telephone:**

Developer:

Building Architect: Jay Sam Unger & Associates

Principal Public Space Designer: Jay Sam Unger & Associates

II. Legal Basis For Public Space:

Department of Buildings (DOB)	City Planning Commission (CPC)	Board of Standards and Appeals (BSA)
<input checked="" type="checkbox"/> As-of-Right	<input type="checkbox"/> Authorization <input type="checkbox"/> Modification	<input type="checkbox"/> Special Permit
	<input type="checkbox"/> Certification <input 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 type="checkbox"/>
<input type="checkbox"/> Board of Estimate Resolution	<input type="checkbox"/> Performance Bond	
<input type="checkbox"/> City Council Resolution	<input type="checkbox"/> Restrictive Declaration	

Actions:

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

115 East 87th Street
Carnegie Towers

Public Space Record: 843
Book: 299

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10 (PI), C1-9	30,844.00	10.00	308,440

Total ZLA (sf):	30,844	Total Allowed Base ZFA (sf):	308,440
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B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	2,633.40	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
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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

115 East 87th Street
Carnegie Towers

Public Space Record: 843
Book: 299

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	2,633.40	<input 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

115 East 87th Street
Carnegie Towers

Public Space Record: 843
Book: 299

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: 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 date; ZFA: See Comments

115 East 87th Street
Carnegie Towers

Public Space Record: 843
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 95th Street
Highgate

Public Space Record: 844
Book: 312

I. General Information:

Building Address: 182 East 95th Street
Building Name: Highgate
Building Location: Southwest corner of Third Avenue and East 95th Street

Public Space: ☐ Arcade ☐ Plaza ☐ Through Block Connection
☐ Covered Pedestrian Space ☒ Residential Plaza ☐ Through Block Galleria
☐ Elevated Plaza ☐ Sidewalk Widening ☐ Urban Plaza
☐ Open Air Concourse ☐ Through Block Arcade
☐ Other Space:

Public Space Location: Southwest corner of Third Avenue and East 95th Street

Primary Building Use: Residential **Stories:** 29 **Year Completed:** 1980
Block/Lot #: 1523/34-40 **NB #:** 32/78 **Community District:** 8

Owner: P & S 95th Street Assoc ☐ Co-op/Condo
Address: 1271 Sixth Avenue, Rm 4200 New York, NY 10020-1401 **Telephone:**
Managing Agent: Milford Management
Address: 225 East 95th Street New York, NY 10128 **Telephone:** (212) 735-6500

Developer:
Building Architect: Jarmul, Brizee & Levitt
Principal Public Space Designer: Jarmul, Brizee & Levitt

II. Legal Basis For Public Space:

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

Actions:

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

182 East 95th Street
Highgate

Public Space Record: 844
Book: 312

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C2-8 (R10)	17,500.00	10.00	175,000

Total ZLA (sf): 17,500 Total Allowed Base ZFA (sf): 175,000

B. Bonus Zoning Floor Area:

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

182 East 95th Street
Highgate

Public Space Record: 844
Book: 312

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	5,115.60	<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:

Artwork	east wall of adjacent building (180 East 95th Street) to be treated with artwork approved by the New York City Art Commission
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 required, 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 feet including 12.9 lf with backs required, 155 lf provided; Usable Residual Space: 45 linear feet including 4.5 lf with backs required, 47 lf provided
Trees on Street	5

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

182 East 95th Street
Highgate

Public Space Record: 844
Book: 312

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Letter from DCP to owner, 8/12/83, noted that the mandated retail space had not been rented and requested steps to be taken to rent storefronts. (2) Fall 1998 site visit revealed that benches were not provided and that other seating had spikes. (3) Site visit of fall 1999 revealed the required bicycle parking, plaque, litter receptacles and seating were not present and that one street tree was missing.

Compliance 2000/2001

☐ Access Description:
☒ Amenity A site visit of summer 2000 revealed that the required bicycle parking, drinking fountain, plaque and seating were missing, and that there were dumpsters and garbage in the plaza area.
☐ Encroachment

Active Enforcement:

☐ Law Dept Comment:
☒ DOB-SEU The Department of Buildings was requested by DCP in October 2000 to investigate compliance problems. DOB issued violation 192788 on 11/21/00 for failure to provide bicycle rack, drinking fountain, art work, litter receptacles and for storage of dumpsters in Residential Plaza area. DOB violation 112100Z08TV02 issued on 1/2/01. No response to DOB violation has been received as of 3/1/0. DOB issued ECB violation 34258044J on 3/29/01 which is pending. Fine of \$2,500 imposed.
☐ 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:

(1) Confirmation letter received from Robert Berne, P & S 95th Street Associates, 10/24/86.

XII Revisions to Datasheet:

XIII Sources:

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

182 East 95th Street
Highgate

Public Space Record: 844
Book: 312

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

Book:

I. General Information:

Building Address: 211 East 79th Street

Building Name:

Building Location: North side of East 79th Street between Second and Third Avenues

Public Space:

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

Public Space Location:

Primary Building Use: Community Facility Stories: 17 Year Completed: 1966

Block/Lot #: 1525/5 NB #: 73/64 Community District: 8

Owner: Marilyn Lichtman, c/o Dewitt Nursing Home

☐ Co-op/Condo

Address: 211 East 79th Street

New York, NY
10021-0804

Telephone: (212) 962-4395

Managing Agent: Dewitt Nursing Home

Address: 211 East 79th Street

New York, NY
10021-0804

Telephone: (212) 962-4395

Developer:

Building Architect:

Principal Public
Space Designer:

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☐ As-of-Right

City Planning Commission (CPC)

☐ Authorization

☐ Modification

☐ Certification

☐ Special Permit

☐ Chairperson's
Certification

☐ Zoning Amendment

☐ Other:

Board of Standards and Appeals
(BSA)

☐ Special Permit

☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution

☐ City Council Resolution

Owner

☐ Performance Bond

☐ Restrictive Declaration

Other

☐

Actions:

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:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
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Other Bonus ZFA:**Total Generated Bonus ZFA (sf):** 0**Total Capped Bonus ZFA (sf):****TOTAL ALLOWED BONUS ZFA (sf):***Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA***C. Other Zoning Floor Area:****BSA Variance (sf):****Transferred Development Rights (sf):****Miscellaneous (sf):****TOTAL ALLOWED OTHER ZFA (sf):** 0**D. Total Allowed and Built Zoning Floor Area:****Total Allowed ZFA (sf):** 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*

211 East 79th Street

Public Space Record: 845
Book:

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☐ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

211 East 79th Street

Public Space Record: 845
Book:

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:

211 East 79th Street

Public Space Record: 845

Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan