

200 East 82nd Street
Wimbledon

Public Space Record: 846
Book: 285

I. General Information:

Building Address: 200 East 82nd Street

Building Name: Wimbledon

Building Location: Southeast corner of Third Avenue and East 82nd 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: Southeast corner of Third Avenue and East 82nd Street

Primary Building Use: Residential Stories: 28 Year Completed: 1980

Block/Lot #: 1527/41,43-45,47,48,146 NB #: 24/77 Community District: 8

Owner: Kenneth Fuchsman

☐ Co-op/Condo

Address: 1445 Third Avenue

New York, NY
10028-1905

Telephone:

Managing Agent: Rosen Management Corp.

Address: 550 Mamaroneck Avenue

Harrison, NY
10528-1634

Telephone:

Developer:

Building Architect: Schuman Lichtenstein Claman

Principal Public
Space Designer: Schuman Lichtenstein Claman

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

200 East 82nd Street
Wimbledon

Public Space Record: 846
Book: 285

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)	12,771.25	10.00	127,713
R8	7,969.00	6.02	47,973
Total ZLA (sf):		20,740	Total Allowed Base ZFA (sf): 175,686

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	2,536.00	6.00	15,216

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	15,216
Total Capped Bonus ZFA (sf):	2 FAR x 12,771.25 sf 25,542
TOTAL ALLOWED BONUS ZFA (sf):	15,216

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

C. Other Zoning Floor Area:

BSA Variance (sf):	640-77 BZ, 2/28/77	50,221
Transferred Development Rights (sf):		
Miscellaneous (sf):		
TOTAL ALLOWED OTHER ZFA (sf):		50,221

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	241,123
FAR:	12
Total Built ZFA (sf):	241,123
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):	15,216
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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Wimbledon

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IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	2,536.00	<input type="checkbox"/>	Hiatus
		<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

200 East 82nd Street
Wimbledon

Public Space Record: 846
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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: Schuman Lichtenstein Claman, Dwg 1 "Scheme 'C' Proposed Bldg.- Multiple Dwelling," 12/22/77

200 East 82nd Street
Wimbledon

Public Space Record: 846
Book: 285

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

Schuman Lichtenstein Claman, Dwg 1 "Scheme 'C' Proposed Bldg.- Multiple Dwelling," 12/22/77

233 East 86th Street
Park East

Public Space Record: 847
Book:

I. General Information:

Building Address: 233 East 86th Street

Building Name: Park East

Building Location: North side of East 86th 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: Residential

Stories: 21

Year Completed: 1983

Block/Lot #: 1532/12

NB #: 9/81

Community District: 8

Owner:

☒ Co-op/Condo

Address:

Telephone:

Managing Agent:

Address:

Telephone:

Developer:

Building Architect: Liebman Liebman Associates

Principal Public
Space Designer: Liebman Liebman 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:

233 East 86th Street
Park East

Public Space Record: 847
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)	5,018.40	10.00	50,184
Total ZLA (sf):		5,018	Total Allowed Base ZFA (sf): 50,184

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):	50,184
FAR:	10
Total Built ZFA (sf):	50,179
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):	-5
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

233 East 86th Street
Park East

Public Space Record: 847
Book:

IV Required Type and Size of Public Space:

Public Space

Size Required (sf)

Bonus Utilization Rate
Applied

Classification

☐
☐
☐
☐

V Required Hours of Access:

- ☐ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

233 East 86th Street
Park East

Public Space Record: 847
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: Liebman Liebman Associates, Dwg A-2 "General Notes & Zoning,"

233 East 86th Street
Park East

Public Space Record: 847
Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

250 East 87th Street
Newbury

Public Space Record: 848
Book: 297

I. General Information:

Building Address: 250 East 87th Street

Building Name: Newbury

Building Location: Full blockfront on west side of Second Avenue between East 86th and 87th Streets

Public Space:

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

Public Space Location: Southwest corner of Second Avenue and East 87th Street

Primary Building Use: Residential **Stories:** 30 **Year Completed:** 1970

Block/Lot #: 1532/30 **NB #:** 44/68 **Community District:** 8

Owner: 250 E 87 Owners Corp

☒ Co-op/Condo

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

Managing Agent: Charles H. Greenthal Management

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

Developer:

Building Architect: Philip Birnbaum

Principal Public Space Designer: Philip Birnbaum

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

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

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

250 East 87th Street
Newbury

Public Space Record: 848
Book: 297

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C2-8, C4-7	25,177.13	10.00	251,771

Total ZLA (sf):	25,177	Total Allowed Base ZFA (sf):	251,771
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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	7,745.39	6.00	46,472

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	46,472
Total Capped Bonus ZFA (sf):	2 FAR x 25,177.125 sf 50,354
TOTAL ALLOWED BONUS ZFA (sf):	46,472

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):	298,244
FAR:	12
Total Built ZFA (sf):	296,107
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):	44,336
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

250 East 87th Street
Newbury

Public Space Record: 848
Book: 297

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	6,667.66	<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

250 East 87th Street
Newbury

Public Space Record: 848
Book: 297

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) A DOB violation, 11/96, was served to the building manager for a fence erected around Plaza preventing access, contrary to Z.R. Section 27-50.

Compliance 2000/2001

☒ Access Description:
☐ Amenity Site visit of summer 2000 revealed that the entire space was gated and closed even though the space is required to be open 24 hours a day.
☐ Encroachment

Active Enforcement:

☐ Law Dept Comment:
☒ DOB-SEU DOB issued NOV 34257950 Z in October 2000 in response to a DCP complaint. NOV cited failure to provide 24 hour access because of locked gates. ECB hearing held 1/11/01, respondent submitted approved plans for fence and gate. Respondent admitted that gate is sometimes locked, ALJ asked DOB inspector if he had tried to open gate. Found in violation and fined \$2,500. DCP sent DOB material for reinspection on 9/5/01. DOB reinspected 1/16/02 and found no violations.
☐ 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) Richard E. Miller, attorney on behalf of owner, 1986, discussed hiring of architect to find plans. (2) Irving Minkin 8/02 acting on behalf of the co-op supplied additional plans to correct Plaza size and Total Built ZFA. Co-op will file an application for a night-time closing.

XII Revisions to Datasheet:

Revised Plaza size and Total ZFA, comments, and sources changed based on additional plans received from owner's representative.

XIII Sources:

Zoning Computations: ZLA, ZFA: Philip Birnbaum, Dwg Z-1 "Plot Plan & Zoning," update; Public Space Size: FRE Engineering, Dwg. 1 "Existing Condition as filed with NYC Building Department," 11/20/96

250 East 87th Street
Newbury

Public Space Record: 848
Book: 297

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access Zoning Resolution Section, 12-10

Amenities Zoning Resolution Section, 12-10

Site Plan FRE Engineering, Dwg. 1 "Existing Condition as filed with NYC Building Department," 11/20/96

201 East 87th Street
Claridge House

Public Space Record: 849
Book: 298

I. General Information:

Building Address: 201 East 87th Street

Building Name: Claridge House

Building Location: Full blockfront on east side of Third Avenue between East 87th and 88th Streets

Public Space:

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

Public Space Location: East side of Third Avenue between East 87th Street and East 88th Street

Primary Building Use: Residential **Stories:** 30 **Year Completed:** 1975

Block/Lot #: 1533/1 **NB #:** 12/72 **Community District:** 8

Owner: Builtland Partners

Address: Suite 4200 1271 Sixth Avenue New York, NY 10020 **Telephone:** ☒ Co-op/Condo

Managing Agent: Builtland Partners

Address: Suite 4200 1271 Sixth Avenue New York, NY 10020 **Telephone:**

Developer:

Building Architect: Philip Birnbaum

Principal Public Space Designer: Beyer-Blinder-Belle

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: 150-73 BZ Date: 7/10/73

ZR Section: 72-21 ZR Title: Findings Required for Variances

Subject: Variance to permit a building "that exceeds the permitted floor area ratio and plaza bonus, has less than the required lot area per room and encroaches on the required tower setback," required "that a plan of the plaza be submitted to the Board for approval before a certificate of occupancy is issued"

201 East 87th Street
Claridge House

Public Space Record: 849
Book: 298

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

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C4-7	12,588.75	10.00	125,888
C1-9 (R10)	12,588.75	10.00	125,888
R8	10,542.70	6.00	63,256
Total ZLA (sf):	35,720	Total Allowed Base ZFA (sf):	315,031

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	2,698.90	6.00	16,193

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):		16,193
Total Capped Bonus ZFA (sf):	2 FAR x 25,177.5 sf	50,355
TOTAL ALLOWED BONUS ZFA (sf):		16,193

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

C. Other Zoning Floor Area:

BSA Variance (sf):	150-73 BZ, 7/10/73	89,340
Transferred Development Rights (sf):		
Miscellaneous (sf):		
TOTAL ALLOWED OTHER ZFA (sf):		89,340

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	420,565
FAR:	12
Total Built ZFA (sf):	420,565
FAR:	12

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):	16,194
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

201 East 87th Street
Claridge House

Public Space Record: 849
Book: 298

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	2,698.90	<input type="checkbox"/>	Marginal
Park	Approximately 11,000	<input type="checkbox"/>	Hiatus
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

Artwork	Park: sculpture
Lighting	
Planting	Park: ground cover
Trees within Space	Park: 26
Seating	Park: seat walls of minimum 16-inch height
Water Feature	Park: pool with water jets and water steps

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

201 East 87th Street
Claridge House

Public Space Record: 849
Book: 298

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Site visit of fall 1999 revealed discrepancies between the actual and required amenities (no sculpture).

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, ZFA, Public Space Size (Plaza): Philip Birnbaum, Dwg C 1A "Submission of Plans & Data," received by BSA 7/3/73; Public Space Size (Park): Calculated from Philip Birnbaum, Dwg C 6A "Scheme 'C' Proposed First Floor Plan," rev. 6/27/73

201 East 87th Street
Claridge House

Public Space Record: 849
Book: 298

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities Beyer-Blinder-Belle, Dwg "Design of Park," approved by BSA 3/24/74

Site Plan Philip Birnbaum, Dwg C 6A "Scheme 'C' Proposed First Floor Plan," rev. 6/27/73

200 East 89th Street
Monarch

Public Space Record: 850
Book: 302

I. General Information:

Building Address: 200 East 89th Street
Building Name: Monarch
Building Location: Southeast corner of Third Avenue and East 89th 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: North side of East 88th Street east of Third Avenue

Primary Building Use: Residential **Stories:** 48 **Year Completed:** 1988

Block/Lot #: 1534/1001-1262 **NB #:** 7/85 **Community District:** 8

Owner: Condominium

☒ Co-op/Condo

Address: 200 East 89th Street

New York, NY
10128

Telephone:

Managing Agent:

Address:

Telephone:

Developer: Third Eighty-Ninth Associates

Building Architect: Schuman Lichtenstein Claman Efron

Principal Public Space Designer: Schuman Lichtenstein Claman Efron

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

200 East 89th Street
Monarch

Public Space Record: 850
Book: 302

2. Action: Performance Bond Number: 610 162043 4 Date: 11/10/1986
ZR Section: 27-44 ZR Title: Performance Bond
Subject: \$2,490.00 Bond issued by The North River Insurance Company, Morris, NJ, for the maintenance of the special urban design guidelines for residential plazas as set forth in Sections 27-41, et seq, and 37-025 of the Zoning Resolution of the City of NY, including the maintenance of such plaza in a litter-free condition and replacement of mandatory trees as required.

200 East 89th Street
Monarch

Public Space Record: 850
Book: 302

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-9	24,674.76	10.00	246,748
Total ZLA (sf):		24,675	Total Allowed Base ZFA (sf): 246,748

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Residential Plaza	4,868.40	6.00	29,210

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	29,210
Total Capped Bonus ZFA (sf):	2 FAR x 24,674.76 sf 49,350
TOTAL ALLOWED BONUS ZFA (sf):	29,210

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):	275,958
FAR:	11
Total Built ZFA (sf):	274,971
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):	28,224
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

200 East 89th Street
Monarch

Public Space Record: 850
Book: 302

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	4,722.35	<input checked="" type="checkbox"/>	Hiatus
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ **24 Hours** Usable Residual Space
- ☒ **Restricted Hours** Primary Space: 8:00 am to 8:00 pm or dark, whichever is later
- ☐ **Closings for Events**

VI Required Amenities:

Bicycle Parking	Primary Space: 6 spaces
Drinking Fountain	Primary Space: 1
Lighting	
Litter Receptacles	1.46 cubic feet required, 2 cf provided
Planting	Primary Space: 438 sf required, 865.5 sf provided; Visual Residual Space: 740.15 sf required, 799.36 sf provided
Plaque/Sign	
Trees within Space	Primary Space: 5 required, 17 provided
Seating	Primary Space: 97.4 linear feet including 9.74 lf with backs required, 101 lf including 86 lf with backs provided; Usable Residual Space: 29.6 linear feet including 2.96 lf with backs required, 37 lf including 18 lf with backs provided
Trees on Street	11

VII Permitted Amenities:

- ☐ **Open Air Cafe**
- ☐ **Other**

200 East 89th Street
Monarch

Public Space Record: 850
Book: 302

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) DOB Violation No.101896Z08JG02, 11/96, was issued for failure to comply with ZR Section 27-00. Plaque was missing and lighting was not operational, although the plaza was open to the public. Fall 1998 site visit revealed that the gates on East 88th Street were closed. (2) Site visit of fall 1999 revealed that the plaque stated that the required hours of access were "7:30 am to 7:30 pm" instead of the required 8:00 am to 8:00 pm or darkness whichever is later and that no seating with backs in the Usable Residual Plaza was provided.

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: Schuman Lichtenstein Claman Efron, Dwg A-3 "Zoning Calculations," rev. 5/23/88

200 East 89th Street
Monarch

Public Space Record: 850
Book: 302

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access New York City Zoning Resolution, Section 27-113

Amenities Schuman Lichtenstein Claman Efron, Dwg 1 of 1 "Streetscape Plan," rev. 10/20/86

Site Plan Schuman Lichtenstein Claman Efron, Dwg 1 of 1 "Streetscape Plan," rev. 10/20/86

200 East 90th Street

Public Space Record:

851

Book:

305

I. General Information:

Building Address: 200 East 90th Street

Building Name:

Building Location: Southeast corner of Third Avenue and East 90th Street

Public Space:

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

Public Space Location: South side of East 90th Street east of Third Avenue

Primary Building Use: Residential **Stories:** 28 **Year Completed:** 1974

Block/Lot #: 1535/3 **NB #:** 23/74 **Community District:** 8

Owner: 200 90th Assoc Ltd Prtn

☒ Co-op/Condo

Address: c/o Charles H. Greenthal, 4 Park Avenue New York, NY 10016-5315 **Telephone:** (212) 340-9300

Managing Agent: Charles H. Greenthal

Address: 4 Park Avenue New York, NY 10016-5315 **Telephone:** (212) 340-9300

Developer:

Building Architect: Schuman, Lichtenstein, Claman & Efron

Principal Public Space Designer: Schuman, Lichtenstein, Claman & Efron

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

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

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

1. Action: DOB As-of-Right

Number:

Date:

ZR Section: 12-10

ZR Title: Definitions

Subject: Plaza

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

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-9 (R10)	16,578.00	10.00	165,780
Total ZLA (sf):		16,578	Total Allowed Base ZFA (sf): 165,780

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	5,937.71	6.00	35,626

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):		35,626
Total Capped Bonus ZFA (sf):	2 FAR x 16,578 sf	33,156
TOTAL ALLOWED BONUS ZFA (sf):		33,156

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):	198,936
FAR:	12
Total Built ZFA (sf):	198,082
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):	32,302
Bonus Utilization Rate:	1

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

Reason for Adjustment:

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

200 East 90th Street

Public Space Record: 851

Book: 305

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	5,403.32	<input checked="" type="checkbox"/>	Marginal
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

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

VI Required Amenities:

None

VII Permitted Amenities:

- ☐ Open Air Cafe
- ☐ Other

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:**

Marked-up copy of site plan in an envelope postmarked 9/22/99, received from Charles H. Greenthal indicating that the East 90th Street side of the building does not have "a public plaza area." The Department responded on 1/25/00.

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

Zoning Computations: ZLA, ZFA: Henry C. Clark, Dwg T 1 "Building & Zoning Information ...," 5/4/89; Public Space Size: Schuman, Lichtenstein, Claman & Efron, Dwg title and date unreadable

200 East 90th Street

Public Space Record: 851

Book: 305

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

Schuman, Lichtenstein, Claman & Efron, dwg title and date unreadable; Henry C. Clark, Dwg T 1 "Building & Zoning Information ...," 5/4/89

301 East 79th Street
Continental Towers

Public Space Record: 853
Book: 276

I. General Information:

Building Address: 301 East 79th Street

Building Name: Continental Towers

Building Location: Northeast corner of Second Avenue and East 79th 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: Plaza-Like Park

Public Space Location: North side of East 79th Street between First Avenue and Second Avenue

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

Block/Lot #: 1542/1101-1545,12,49 NB #: 102/72 Community District: 8

Owner: Condominium

☒ Co-op/Condo

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

Managing Agent: Rose Associates

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

Developer: 79th Associates

Building Architect: Philip Bimbaum

Principal Public Space Designer: M. Paul Friedberg

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:

- Action: DOB As-of-Right Number: Date:
ZR Section: 12-10 ZR Title: Definitions
Subject: Plaza
- Action: BSA Variance Number: 45-74-BZ Date: 7/2/74
ZR Section: 72-21 ZR Title: Findings Required for Variances
Subject: Variance to permit in a C1-9, C1-5, R10 and R8 district, the erection of a mixed building that exceeds the permitted FAR and lot area per room; BSA-approved plan requires "Plaza-Like Park" of 3,304.25 sf

301 East 79th Street
Continental Towers

Public Space Record: 853
Book: 276

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-9, C1-5 (R10)	41,488.68	10.00	414,887
R8	2,554.25	6.02	15,377
Total ZLA (sf):	44,043	Total Allowed Base ZFA (sf):	430,263

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	8,810.20	6.00	52,861

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	52,861
Total Capped Bonus ZFA (sf):	2 FAR x 41,488.68 sf 82,977
TOTAL ALLOWED BONUS ZFA (sf):	52,861

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):	483,125
FAR:	11
Total Built ZFA (sf):	479,884
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):	49,621
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

301 East 79th Street
Continental Towers

Public Space Record: 853
Book: 276

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	8,810.20	<input type="checkbox"/>	Marginal
Plaza-Like Park	3,304.25	<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:

Planting

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

- ☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) In June 1982, Department of Buildings filed a Special Report which stated "1) plaza obstructed by fence at various locations, and 2) access to plaza area barred by locked gate." (2) Fall 1998 site visit revealed locked gate on East 80th Street. (3) Recheck needed in 2000.

Compliance 2000/2001

- ☒ Access Description:
☐ Amenity A site visit of summer 2000 revealed that the Plaza-Like Park on East 80th Street is being used as a driveway and storage area.
☐ Encroachment

Active Enforcement:

- ☐ Law Dept Comment:
☐ DOB-SEU The Department of Buildings was requested by DCP in November 2000 to investigate compliance problems. DOB issued NOV 111300CZSTF01AC in response to complaint 1091660 citing a failure to maintain and comply with as-of-right Plaza bonus, steel gate installed at Plaza and 24 hour access not being provided. ECBs 34284190Z, 34284191K issued 4/12/01, DOB 041201CSTFAC05, 6. ECBs dismissed, DOB will inspect 8/22/01. Building representative hired architect (3/02) to remove BSA and DCP problems.
☒ DOB-Sp Projects
☐ DCP

APOPS Compliance

- ☐ Access Description:
☐ Amenity APOPS site visit of 11/17/06 revealed that the space was open and in good repair. Folder missing from DCP files.
☐ Encroachment

Active APOPS Enforcement:

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

X Comments:

XI Owner Communications:

(1) Thomas Giallanza, the Vice President of Continental Towers Condominium, 10/8/86, confirms plaza.

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: Philip Birnbaum, Dwg 1 A "Proposed Conditions Zoning Computations," 3/75; Philip Birnbaum, Dwg 1 B "Conditions Approved by the Board Site Plan & Computations," 11/73

301 East 79th Street
Continental Towers

Public Space Record: 853
Book: 276

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities Philip Birnbaum, Dwg 2 A "First Floor Plan," 3/75

Site Plan Philip Birnbaum, Dwg 1 b "Conditions Approved by the Board Site Plan & Computations," 11/73

345 East 80th Street
East Winds

Public Space Record: 854
Book: 281

I. General Information:

Building Address: 345 East 80th Street

Building Name: East Winds

Building Location: Full blockfront on west side of First Avenue between East 80th and 81st Streets

Public Space:

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

Public Space Location: Northwest corner of First Avenue and East 80th Street

Primary Building Use: Residential **Stories:** 33 **Year Completed:** 1973

Block/Lot #: 1543/1001-1335 **NB #:** 107/68 **Community District:** 8

Owner: Condominium

☒ Co-op/Condo

Address: c/o H. J. Kalikow Co., 101 Park Avenue New York, NY 10017 **Telephone:** (212) 808-7000

Managing Agent: Kalikow Co.

Address: 101 Park Avenue New York, NY 10017 **Telephone:** (212) 808-7000

Developer:

Building Architect: Philip Birnbaum

Principal Public Space Designer: Philip Birnbaum

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

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

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

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

345 East 80th Street
East Winds

Public Space Record: 854
Book: 281

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-9	23,649.50	10.00	236,495
		6.02	
Total ZLA (sf):		23,650	Total Allowed Base ZFA (sf): 236,495

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	7,070.00	6.00	42,420

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):		42,420
Total Capped Bonus ZFA (sf):	2 FAR x 23,649.5 sf	47,299
TOTAL ALLOWED BONUS ZFA (sf):		42,420

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):	278,915
FAR:	12
Total Built ZFA (sf):	278,915
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):	42,420
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

345 East 80th Street
East Winds

Public Space Record: 854
Book: 281

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	7,070.00	<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

345 East 80th Street
East Winds

Public Space Record: 854
Book: 281

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Site visit of fall 1999 revealed that the site was under construction.

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: Sanborn Manhattan Land Book; Public Space Size: Scaled from Philip Birnbaum, Dwg M 10 "First Floor Plan HVAC," 12/3/7; ZFA: See Comments

345 East 80th Street
East Winds

Public Space Record: 854
Book: 281

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan Philip Birnbaum, Dwg M 10 "First Floor Plan HVAC," 12/3/71

303 East 83rd Street
Camargue

Public Space Record: 855
Book: 286

I. General Information:

Building Address: 303 East 83rd Street

Building Name: Camargue

Building Location: Northeast corner of Second Avenue and East 83rd 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: North side of East 83rd Street east of Second Avenue

Primary Building Use: Residential Stories: 30 Year Completed: 1977

Block/Lot #: 1546/1, 50 NB #: 41/73 Community District: 8

Owner: 303 East 83rd LLC

☐ Co-op/Condo

Address: c/o BLDG Management Corp., 52 Vanderbilt Avenue New York, NY 10017 Telephone: (212) 557-6700

Managing Agent: BLDG Management Corp.

Address: 52 Vanderbilt Avenue New York, NY 10017 Telephone: (212) 557-6700

Developer: Romford Realty Corporation

Building Architect: Philip Birnbaum

Principal Public Space Designer: Philip Birnbaum

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

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

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

1. Action: DOB As-of-Right

Number:

Date:

ZR Section: 12-10

ZR Title: Definitions

Subject: Plaza

303 East 83rd Street
Camargue

Public Space Record: 855
Book: 286

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) (TA)	20,388.00	10.00	203,880

Total ZLA (sf):	20,388	Total Allowed Base ZFA (sf):	203,880
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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	6,518.10	6.00	39,109

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	39,109
Total Capped Bonus ZFA (sf):	2 FAR x 20,388 sf 40,776
TOTAL ALLOWED BONUS ZFA (sf):	39,109

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

C. Other Zoning Floor Area:

BSA Variance (sf):	967-77 BZ, 7/24/79	5,786
Transferred Development Rights (sf):		
Miscellaneous (sf):		
TOTAL ALLOWED OTHER ZFA (sf):		5,786

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	248,775
FAR:	12
Total Built ZFA (sf):	248,775
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):	39,109
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

303 East 83rd Street
Camargue

Public Space Record: 855
Book: 286

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	6,518.10	<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 Amenitites:

None

VII Permitted Amenitites:

- ☐ Open Air Cafe
☐ Other

303 East 83rd Street
Camargue

Public Space Record: 855
Book: 286

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 was sent a copy of pops information on 12/28/06 in response to a request by Special Projects team.
☒ DOB-Sp Projects
☐ DCP

X Comments:

(1) The building received a BSA Variance (967-77 BZ, 7/24/79) that permits in a C1-9 district non-compliance in lot area per room and floor area ratio.

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: Philip Birnbaum, Dwg ZX "Zoning Computations," 9/1/78

303 East 83rd Street
Camargue

Public Space Record: 855
Book: 286

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan Philip Birnbaum, Dwg ZX "Zoning Computations," 9/1/78

353 East 83rd Street

Public Space Record: 856

Book: 287

I. General Information:**Building Address:** 353 East 83rd Street**Building Name:****Building Location:** Northwest corner of First Avenue and East 83rd Street

Public Space:

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

Public Space Location: Northwest corner of First Avenue and East 83rd Street**Primary Building Use:** Residential **Stories:** 22 **Year Completed:** 1968**Block/Lot #:** 1546/23 **NB #:** 39/66 **Community District:** 8**Owner:** Giffuni Brothers☒ Co-op/Condo**Address:** 351 East 83rd Street New York, NY 10028 **Telephone:** (212) 628-0560**Managing Agent:** Merit Operating Corporation**Address:** 351 East 83rd Street New York, NY 10028 **Telephone:** (212) 628-0560**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)**

<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☐**Actions:**

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

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

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-9 (R10)	18,408.30	10.00	184,083

Total ZLA (sf):	18,408	Total Allowed Base ZFA (sf):	184,083
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B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	5,640.62	6.00	33,844

Other Bonus ZFA:

	Total Generated Bonus ZFA (sf):	33,844
Total Capped Bonus ZFA (sf):	2 FAR x 18,408 sf	36,816
	TOTAL ALLOWED BONUS ZFA (sf):	33,844

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):	217,927
FAR:	12
Total Built ZFA (sf):	217,222
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):	33,139
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

353 East 83rd Street

Public Space Record: 856

Book: 287

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	5,527.81	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Marginal

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

None

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:☒ Full/Partial ☐ None**IX Compliance and Enforcement:****Compliance 2000/2001**☐ Access Description:☐ Amenity☐ Encroachment**Active Enforcement:**☐ Law Dept Comment:☐ DOB-SEU☐ DOB-Sp Projects☐ DCP**APOPS Compliance**☐ Access Description:☐ Amenity☐ Encroachment**Active APOPS Enforcement:**☐ Law Dept Comment:☐ DOB-SEU☐ DOB-Sp Projects☐ DCP**X Comments:****XI Owner Communications:**

Vincent Giffuni in a letter of 9/22/99 to the Department of City Planning noted corrections to the owner's name, agent and questioned whether the public sidewalk was included in the site plan sent to him. The Department responded, 10/1/99, noting that the sidewalk area was not included in the street in the site plan sent to him.

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

Zoning Computations: Philip Birnbaum, Dwg with plot plan and zoning computations, unreadable date

353 East 83rd Street

Public Space Record: 856

Book: 287

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan Philip Birnbaum, Dwg with plot plan and zoning computations, unreadable date

351 East 84th Street
Adams Tower

Public Space Record: 857
Book: 290

I. General Information:

Building Address: 351 East 84th Street

Building Name: Adams Tower

Building Location: Full blockfront on west side of First Avenue between East 84th and 85th Streets

Public Space:

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

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

Primary Building Use: Residential **Stories:** 32 **Year Completed:** 1969

Block/Lot #: 1547/23 **NB #:** 18/66 **Community District:** 8

Owner: Adams Tower Limited Partnership

☒ Co-op/Condo

Address: c/o Kibel Company 300 East 34th Street New York, NY **Telephone:** (212) 481-5700

Managing Agent: The Kibel Corporation

Address: 300 East 34th Street New York, NY **Telephone:** (212) 481-5700

Developer:

Building Architect: Wechsler & Schimenti

Principal Public Space Designer: Wechsler & Schimenti

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

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

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

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

351 East 84th Street
Adams Tower

Public Space Record: 857
Book: 290

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-9	19,922.50	10.00	199,225

Total ZLA (sf):	19,923	Total Allowed Base ZFA (sf):	199,225
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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	6,694.95	6.00	40,170

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	40,170
Total Capped Bonus ZFA (sf):	2 FAR x 19,922.5 sf
	39,845
TOTAL ALLOWED BONUS ZFA (sf):	39,845

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):	239,070
FAR:	12
Total Built ZFA (sf):	238,915
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):	39,690
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

351 East 84th Street
Adams Tower

Public Space Record: 857
Book: 290

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	6,628.00	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Marginal

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

None

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

351 East 84th Street
Adams Tower

Public Space Record: 857
Book: 290

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

Compliance 2000/2001

☒ Access

Description:

☐ Amenity

Rachel Godon (212 772 1996) called DCP on 7/26/01 to complain the a Starbucks retail store had placed tables and chairs in the Plaza that discouraged use by the public. She suggested that signs be placed on the tables advising people that no purchase was required.

☐ Encroachment

Active Enforcement:

☐ Law Dept

Comment:

☐ DOB-SEU

☐ DOB-Sp Projects

☐ DCP

APOPS Compliance

☐ Access

Description:

☐ Amenity

☐ Encroachment

Active APOPS Enforcement:

☐ Law Dept

Comment:

☐ DOB-SEU

☐ DOB-Sp Projects

☐ DCP

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: Wechsler & Schimenti, Dwg "Sheet 1" with site plan and zoning computations, undated

351 East 84th Street
Adams Tower

Public Space Record: 857
Book: 290

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan Wechsler & Schimenti, Dwg "Sheet 1" with site plan and zoning computations, undated

300 East 85th Street
America

Public Space Record: 858
Book: 291

I. General Information:

Building Address: 300 East 85th Street

Building Name: America

Building Location: Southeast corner of Second Avenue and East 85th 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: Southeast corner of Second Avenue and East 85th Street

Primary Building Use: Residential **Stories:** 40 **Year Completed:** 1987

Block/Lot #: 1547/ 2, 3, 49, 104 **NB #:** 82/85 **Community District:** 8

Owner: 300 E 85 Housing 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: Ian Bruce Eichner

Building Architect: Murphy/Jahn

Principal Public Space Designer: Murphy/Jahn

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: 27-00 ZR Title: Special Urban Design Guidelines-Residential Plazas
Subject: Residential Plaza

300 East 85th Street
America

Public Space Record: 858
Book: 291

2. Action: Performance Bond Number: 60-37308-1 Date: 5/21/1987
ZR Section: 27-44 ZR Title: Performance Bond
Subject: @2,600.00 bond issued by Hartford Accident and Indemnity Company, Hartford, CT, for the maintenance of plaza pursuant to the special urban design guidelines for residential plazas set forth in Section 27-41, et seq, of the Zoning Resolution of the City of NY, including the maintenance of such plaza in a litter-free condition and replacement of mandatory trees, drinking fountain, bicycle rack, work of art, and plaque as required.

300 East 85th Street
America

Public Space Record: 858
Book: 291

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)	17,999.00	10.00	179,990
Total ZLA (sf):		17,999	Total Allowed Base ZFA (sf): 179,990

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Residential Plaza	5,300.00	6.00	31,800

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	31,800
Total Capped Bonus ZFA (sf):	2 FAR x 17,999 sf 35,998
TOTAL ALLOWED BONUS ZFA (sf):	31,800

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):	211,790
FAR:	12
Total Built ZFA (sf):	211,054
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):	31,064
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

300 East 85th Street
America

Public Space Record: 858
Book: 291

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	5,194.00	<input checked="" type="checkbox"/>	Neighborhood
		<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	Primary Space: sculpture
Bicycle Parking	Primary Space: 7 spaces required, 8 provided
Drinking Fountain	Primary Space: 1
Lighting	
Litter Receptacles	6.36 cubic feet
Planting	Primary Space: 477 sf required, 489 sf provided; Usable Residual Space: 144 sf required, 166.9 sf provided; Visual Residual Space: 812 sf required, 922.5 sf provided
Plaque/Sign	
Trees within Space	Primary Space: 4 required, 6 provided; Usable Residual Space: 1 required, 2 provided
Retail Frontage	
Seating	Primary Space: 40 linear feet including 4 lf with backs required, 60 lf including 44 lf with backs provided; Usable Residual Space: 12 linear feet including 1.2 lf with backs required, 63 lf including 5 lf with backs provided
Trees on Street	12

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

- ☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Site visit of fall 1999 revealed that the required bicycle parking, street trees and that some of the required seating in the Usable Residual Space was not provided.

Compliance 2000/2001

- ☐ Access Description:
☒ Amenity Site visit of summer 2000 revealed that the required bicycle parking was missing and the drinking fountain not operating.
☐ Encroachment

Active Enforcement:

- ☐ Law Dept Comment:
☐ DOB-SEU recheck spring 2002
☐ DOB-Sp Projects
☒ DCP

APOPS Compliance

- ☐ Access Description:
☒ Amenity MAS Urbanist site visit of 8/13/06 noted that no required amenities list had been provided, landscaping in poor condition, benches in poor repair and part of space closed. APOPS site visit of 11/17/06 revealed that the entire space was open, required amenities present except for the children's play area that was landscaped like the rest of the area. APOPS site visit of 9/07 revealed that bicycle parking and drinking fountain were not present. APOPS requested enforcement action on 11/1/07. DCP Counsel requested DOB enforcement action on 11/8/07.
☐ Encroachment

Active APOPS Enforcement:

- ☐ Law Dept Comment:
☒ DOB-SEU APOPS site visit of 9/07 revealed that bicycle parking and drinking fountain were not present. APOPS requested enforcement action on 11/1/07. DCP Counsel requested DOB enforcement action on 11/8/07.
☒ DOB-Sp Projects
☐ DCP

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: Murphy/Jahn, Dwg ZC1 "Zoning Calculations," rev. 1/21/87

300 East 85th Street
America

Public Space Record: 858
Book: 291

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities Murphy/Jahn, Dwg ZC1 "Zoning Calculations," rev. 1/21/87

Site Plan Murphy/Jahn, Dwg ZC3 "Zoning Site Plan, Bulk Diagram," rev. 11/14/85

301 East 87th Street
Corniche

Public Space Record: 859
Book: 296

I. General Information:

Building Address: 301 East 87th Street

Building Name: Corniche

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

Public Space:

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

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

Primary Building Use: Residential **Stories:** 24 **Year Completed:** 1974

Block/Lot #: 1550/1 **NB #:** 32/72 **Community District:** 8

Owner: 301 E. 87th St. Owners, Inc

☒ Co-op/Condo

Address: c/o Hoffman Management, 300 West 55th Street Suite 2S New York, NY 10019 **Telephone:** (212) 247-4975

Managing Agent: 301 East 87th Street Owners Inc., c/o Hoffman Management

Address: 300 West 55th Street Suite 2S New York, NY 10019 **Telephone:** (212) 247-4975

Developer:

Building Architect: Philip Birnbaum

Principal Public Space Designer: Philip Birnbaum

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

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

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution

☐ City Council Resolution

Owner

☐ Performance Bond

☐ Restrictive Declaration

Other

☐

Actions:

1. Action: DOB As-of-Right

Number:

Date:

ZR Section: 12-10

ZR Title: Definitions

Subject: Plaza

301 East 87th Street
Corniche

Public Space Record: 859
Book: 296

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)	10,070.83	10.00	100,708
Total ZLA (sf):		10,071	Total Allowed Base ZFA (sf): 100,708

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	3,357.00	6.00	20,142

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	20,142
Total Capped Bonus ZFA (sf):	2 FAR x 10,070.83 sf 20,142
TOTAL ALLOWED BONUS ZFA (sf):	20,142

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):	120,850
FAR:	12
Total Built ZFA (sf):	120,840
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):	20,132
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

301 East 87th Street
Corniche

Public Space Record: 859
Book: 296

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	3,357.00	<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

301 East 87th Street
Corniche

Public Space Record: 859
Book: 296

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 with plot plan and zoning calculations, 3/17/72

301 East 87th Street
Corniche

Public Space Record: 859
Book: 296

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

Philip Bimbaum, Dwg 1 with plot plan and zoning calculations, 3/17/72

340 East 93rd Street
Plymouth Tower

Public Space Record: 860
Book: 309

I. General Information:

Building Address: 340 East 93rd Street

Building Name: Plymouth Tower

Building Location: Full blockfront on west side of First Avenue between East 92nd and 93rd Streets

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: South side of East 93rd Street west of First Avenue

Primary Building Use: Residential **Stories:** 30 **Year Completed:** 1977

Block/Lot #: 1555/23 **NB #:** 8/77 **Community District:** 8

Owner: 340 East 93rd St. 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: Schuman, Lichtenstein, Claman

Principal Public Space Designer: Weintraub & di Domenico

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: CPC Special Permit Number: C 860650 ZSM Date: 3/18/87
ZR Section: 74-96 ZR Title: Special Urban Design Guidelines- Residential Plaza Modifications
Subject: Special permit to modify the residential plaza requirements of Article II, Chapter 7 of the New York City Zoning Resolution relative to size and proportion, orientation, and vehicle, refuse and exhaust prohibitions

Public Space Record: 860
Book: 309

2. Action: BOE Resolution Number: Cal. No. 5 Date: 4/9/87
 ZR Section: 74-96 ZR Title: Special Urban Design Guidelines- Residential Plaza Modifications
 Subject: Resolution adopting CPC Special Permit C 860650 ZSM.

340 East 93rd Street
Plymouth Tower

Public Space Record: 860
Book: 309

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C2-8, R8	25,177.50	10.00	251,775

Total ZLA (sf):	25,178	Total Allowed Base ZFA (sf):	251,775
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B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Residential Plaza	7,323.83	6.00	43,943

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	43,943
Total Capped Bonus ZFA (sf):	2 FAR x 25,177.5 sf
TOTAL ALLOWED BONUS ZFA (sf):	43,943

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):	295,718
FAR:	12
Total Built ZFA (sf):	296,624
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):	43,943
Bonus Utilization Rate:	1

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

Reason for Adjustment: -906

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

340 East 93rd Street
Plymouth Tower

Public Space Record: 860
Book: 309

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	7,323.83	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Hiatus

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

Bicycle Parking	14 spaces
Drinking Fountain	1
Lighting	4 decorative light poles
Litter Receptacles	3
Planting	2,550 sf
Plaque/Sign	4
Trees within Space	6 trees, 3 bamboo clusters
Seating	191.5 linear feet, as follows: 2 eight-foot teak benches with backs and concrete seating built into a planter on East 92nd Street, 2 five-foot teak benches on either side of the building entrance and seating built into a planter on East 93rd Street, 3 eight-foot teak benches and seating built into a planter in area adjacent to garage entrance on East 93rd Street
Trees on Street	16
Other Amenity	treatment of building walls with decorative lattice screen and stucco wall surfacing on East 92nd Street and East 93rd Street, 9 foot square gazebo in area adjacent to garage entrance on East 93rd Street

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

340 East 93rd Street
Plymouth Tower

Public Space Record: 860
Book: 309

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: Weintraub & di Domenico, Dwg UP 4 "Zoning Calculations ...," rev. 5/86

340 East 93rd Street
Plymouth Tower

Public Space Record: 860
Book: 309

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access CPC Special Permit C 860650 ZSM, 3/18/87

Amenities Weintraub & di Domenico, Dwg UP 1 "Plaza Plan Details Schedules," rev. 2/24/87

Site Plan Weintraub & di Domenico, Dwg UP 4 "Zoning Calculations ...," rev. 5/86

345 East 93rd Street
Mill Rock Plaza

Public Space Record: 861
Book: 310

I. General Information:

Building Address: 345 East 93rd Street

Building Name: Mill Rock Plaza

Building Location: Full blockfront on west side of First Avenue between East 93rd and 94th Streets

Public Space:

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

Public Space Location: North side of East 93rd Street west of First Avenue

Primary Building Use: Residential Stories: 32 Year Completed: 1975

Block/Lot #: 1556/23 NB #: 80/72 Community District: 8

Owner: Mill Rock Owners Corp

☒ Co-op/Condo

Address: c/o EPM Management, 345 East 93rd Street New York, NY 10128 Telephone:

Managing Agent: EPM Management

Address: 345 East 93rd Street New York, NY 10128 Telephone:

Developer:

Building Architect: Kavy & Kavovitt

Principal Public Space Designer: M. Paul Friedberg & 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 Number: Date:
ZR Section: 12-10 ZR Title: Definitions
Subject: Plaza

345 East 93rd Street
Mill Rock Plaza

Public Space Record: 861
Book: 310

-
2. Action: Restrictive Declaration Number: Reel 258, Page 141 Date: 11/13/72
ZR Section: ZR Title:
Subject: Restrictive Declaration connected with CPC Special Permit CP 22080, 9/12/72, requiring Arcade to be at least 10 feet wide located under the tower along its entire length along the westerly side of First Avenue and Plaza to contain an area of at least 7,000 sf on the East 93rd Street frontage to be developed and maintained as a landscaped pedestrian space open to the public in accordance with the design specifications set forth in Schedule B.
3. Action: CPC Special Permit Number: CP 22080 Date: 9/12/72
ZR Section: 74-88 ZR Title: Modification of Height, Setback, and Streetwall . Regulations
Subject: Special Permit to allow modifications of tower setback requirements; describes Plaza and Arcade
4. Action: CPC Zoning Map Amendment Number: CP-22079 Date: 9/20/72
ZR Section: ZR Title:
Subject: Zoning Map Amendment rezoning a portion of map 9a from C8-4 to C8-2
5. Action: BOE Resolution Number: Cal. No. 264 Date: 10/12/72
ZR Section: ZR Title:
Subject: Resolution adopting CPC Special Permit CP 22080.
6. Action: BOE Resolution Number: Cal. No. 267 Date: 10/12/72
ZR Section: ZR Title:
Subject: Resolution adopting CPC Zoning Map Amendment CP 22079.

345 East 93rd Street
Mill Rock Plaza

Public Space Record: 861
Book: 310

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)	25,177.00	10.00	251,770
Total ZLA (sf):		25,177	Total Allowed Base ZFA (sf): 251,770

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	10,507.00	6.00	63,042

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	63,042
Total Capped Bonus ZFA (sf):	2 FAR x 25,177 sf 48,954
TOTAL ALLOWED BONUS ZFA (sf):	48,954

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):	300,724
FAR:	12
Total Built ZFA (sf):	288,875
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):	37,105
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

345 East 93rd Street
Mill Rock Plaza

Public Space Record: 861
Book: 310

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	10,507.00	<input type="checkbox"/>	Marginal
Special Permit Arcade	1,900.00	<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:

Planting Plaza
Trees within Space Plaza: 15
Seating Plaza
Tables Plaza: 2
Trees on Street 11
Water Feature Plaza: pool

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

345 East 93rd Street
Mill Rock Plaza

Public Space Record: 861
Book: 310

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: Kavy & Kavovitt, Dwg 1 "Plot Plan," rev. 7/24/72

345 East 93rd Street
Mill Rock Plaza

Public Space Record: 861
Book: 310

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities Kavy & Kavovitt/M. Paul Friedberg, "Schedule B" of Restrictive Declaration, 7/12/72

Site Plan Kavy & Kavovitt, Dwg 1 "Plot Plan," rev. 7/24/72

300 East 93rd Street
Waterford

Public Space Record: 862
Book: 308

I. General Information:

Building Address: 300 East 93rd Street

Building Name: Waterford

Building Location: Southeast corner of Second Avenue and East 93rd 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: Southeast corner of Second Avenue and East 93rd Street

Primary Building Use: Residential **Stories:** 45 **Year Completed:** 1987

Block/Lot #: 1555/3 ,4, 5, 1101-1323 **NB #:** 49/85 **Community District:** 8

Owner: Condominium

☒ Co-op/Condo

Address: c/o Penmark Realty, 5 East 86th Street New York, NY 10029 **Telephone:** (212) 876-1583

Managing Agent: Penmark Realty

Address: 5 East 86th Street New York, NY 10029 **Telephone:**

Developer:

Building Architect: Beyer Blinder Belle

Principal Public Space Designer: 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:

- Action:** DOB As-of-Right **Number:** **Date:**
ZR Section: 27-00 **ZR Title:** Special Urban Design Guidelines-Residential Plazas
Subject: Residential Plaza
- Action:** CPC Authorization **Number:** N 970775 ZAM **Date:** 11/5/97
ZR Section: 37-06 **ZR Title:** Nighttime Closing of Existing Public Open Areas
Subject: Authorization for nighttime closing of existing residential plaza conditioned upon improvements to the plaza

300 East 93rd Street
Waterford

Public Space Record: 862
Book: 308

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3. Action: Restrictive Declaration Number: Reel 2546, Page 10 Date: 2/17/98
 ZR Section: ZR Title: ^{E1}
 Subject: Notice of authorization concerning the development of the Public Open Area
4. Action: Performance Bond Number: 60373905 Date: 1/15/1990
 ZR Section: 27-41 ZR Title: Performance Bond
 Subject: \$5,000.00 bond issued by The Hartford Insurance Company, Hartford, CT, for the prompt maintenance of the Residential Plaza, all in accordance with Section 27-44 of the New York City Zoning Resolution.

300 East 93rd Street
Waterford

Public Space Record: 862
Book: 308

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)	17,600.00	10.00	176,000

Total ZLA (sf):	17,600	Total Allowed Base ZFA (sf):	176,000
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B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Residential Plaza	4,962.00	6.00	29,772

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):		29,772
Total Capped Bonus ZFA (sf):	2 FAR x 17,600 sf	35,200
TOTAL ALLOWED BONUS ZFA (sf):		29,772

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):	205,772
FAR:	12
Total Built ZFA (sf):	210,000
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):	29,772
Bonus Utilization Rate:	1

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

Reason for Adjustment: -4,228

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

300 East 93rd Street
Waterford

Public Space Record: 862
Book: 308

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	4,962.00	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Neighborhood

V Required Hours of Access:

- ☒ **24 Hours** Usable Residual Space
- ☒ **Restricted Hours** Primary Space: May 1 through September 30, 7:00 am to 10:00 pm, October 1 through April 30, 7:00 am to 7:00 pm
- ☐ **Closings for Events**

VI Required Amenities:

Bicycle Parking	Primary Space: 6 spaces
Drinking Fountain	Primary Space: 1
Lighting	
Litter Receptacles	6 cubic feet
Planting	Primary Space: 725 sf
Plaque/Sign	
Trees within Space	Primary Space: 5; Usable Residual Space: 4
Seating	Primary Space: 160 linear feet including 36 lf with backs; Usable Residual Space: 64 linear feet including 12 lf with backs
Trees on Street	9
Water Feature	Primary Space: fountain

VII Permitted Amenities:

- ☐ **Open Air Cafe**
- ☐ **Other**