200 East 82r	nd Street			Publi	c Spac	e Reco	rd:	846
Wimbledon						Boo	k:	285
I. General Informa	tion:							terror construction and the second
Building Address: Building Name: Building Location:	200 East 8 Wimbledo	32nd Street n corner of Third Avenu	e and Easi	: 82nd Stree	et			
Public Space:	Elevate	d Pedestrian Space d Plaza sir Concourse		Plaza Residential Sidewalk W Through Blo	/idening		Block Connect Block Galleria aza	ion
Public Space Location:	: Southeast c	omer of Third Avenue	and East 8	2nd Street				
Primary Building Use:	Residential		Stories:	28	Year Co	mpleted:		1980
Block/Lot #:	1527/41,43-4		NB #:	24/77	Commu	nity District:		8
Owner: Address:	Kenneth Fuch			New York, 10028-190		elephone:	☐ Co-op/Co	ndo
Managing Agent:	Rosen Manag	ement Corp.		10020-190	i.			
Address:	550 Mamaron	,		Harrison, 1 10528-163		elephone:		
Developer:								
Building Architect:	Schuman Lich	tenstein Claman						
Principal Public Space Designer:	Schuman Lich	tenstein Claman						
II. Legal Basis For	Public Spa	ce:						And the second of the second
Department of Build	ings (DOB)	City Planning Com	misslon (C	PC)	Во	ard of Stand	lards and App	eais
✓ As-of-Righ	nt	Authorization	Mod	ification		(1	BSA)	
		Certification Chairperson's Certification		ial Permit ng Amendn r:	nent	_ Specia ☐ Variane	l Permit ce	
Board of Estimate (E	BOE)	Owner			Oth	ner		
☐ Board of Estimate ☐ City Council Res		☐ Performance I						
Actions:								
ZR Section: 12	OB As-of-Right 2-10 laza	Number: ZR Title:	: Definition	ns	Date:			

Page 1792 of 2080

Public Space Record:

846

Book:

Area (sf)

285

III. Zoning Computations:

A. Base Zoning Floor Area:

R8

Base Zoning Floor Zoning District Zoning Lot Area (sf) Floor Area Ratio C1-9 (R10) 12,771.25 10.00

127,713 7,969.00 6.02 47,973

Total ZLA (sf): 20,740 Total Allowed Base ZFA (sf): 175,686

B. Bonus Zoning Floor Area:

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

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:

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

+ Adjustment

Reason for Adjustment:

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

Page 1793 of 2080

200 East 82nd Street		Public Space Record:		
Wimbledon		Book	: 285	
IV Required Type and Size of Public Space				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification	
Plaza	2,536.00		Hiatus	
V Required Hours of Access:				
✓ 24 Hours				
Restricted Hours				
Closings for Events				
VI Required Amenitites:				
None				
VII Permitted Amenitites:				
Open Air Cafe				
Other				

200 Ea	ast 82nd Street	Public Space Record:	840
Wimbl		Book:	28
VIII Access for th	e Physically Disabled:		
✓ Full/Partial	None		
IX Compliance a	nd Enforcement:		
Compliance 2000/200	11		
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

Page 1795 of 2080

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			Pub	olic Spac	e Record:	847	
Park East						Book:	
I. General Informa	ition:	3					
Building Address:	233 East	86th Street					
Building Name:	Park East						
Building Location:	North side	of East 86th Street be	etween Sec	cond and	Third Avenues	5	
Public Space:	Arcade	•		Plaza		Through Block C	Connection
	Covere	ed Pedestrian Space		Residenti	ial Plaza	Through Block (Galleria
	Elevate	ed Plaza		Sidewalk	Widening	Urban Plaza	
	Open	Air Concourse		Through	Block Arcade		
	Other:	Space:					
Public Space Location:	:						
Primary Building Use:	Residential		Stories:	21	Year Co	ompleted:	1983
Block/Lot #:	1532/12		NB #:	9/81	Commu	ınity District:	8
Owner:						✓ Co	-op/Condo
Address:					Т	elephone:	
Managing Agent:							
Address:					Τ.	elephone:	
Developer:							
Building Architect:	Liebman Lieb	man Associates					
Principal Public Space Designer:	Liebman Lieb	man Associates					
II. Legal Basis For	Public Spa	cet	······································				
Department of Build	lings (DOB)	City Planning Com	mission (6	CPC)	В	oard of Standards a	and Appeals
As-of-Rigi	ht	Authorization	Mod	ification		(BSA)	
		Certification	Spec	cial Perm	it	Special Perm	I
		Certification	☐ Zoni	ng Amen er:	dment	☐ Variance	
Board of Estimate (E	BOE)				O+	iher	
City Council (CC)		Owner				iiici	
Board of Estimate	e Resolution	Performance	Bond				
City Council Res	solution	Restrictive De	eclaration				
Actions:							

847

Book:

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District

C2-8 (Y)

Zoning Lot Area (sf)

5,018.40

Floor Area Ratio

10.00

Base Zoning Floor

Area (sf)

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)

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

Page 1798 of 2080

233 East 86th Street	Public Space Record:					
Park East		Book:				
IV Required Type and Size of Public Spa	ce:					
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification			
	ı					
V Required Hours of Access:			4			
24 Hours						
Restricted Hours						
Closings for Events						
VI Required Amenitites:						
Contract of the second of the						
VII Permitted Amenitites:						
Open Air Cafe						
Other						

Park East Vill Access for the Physically Disabled: Full/Partial	ook:
Full/Partial None None	
Full/Partial None None	
X Compliance and Enforcement: Compliance 2000/2001 Access Description: Amenity Encroachment Comment: DOB-SEU DOB-Sp Projects DCP Appliance Description: Access Description: Access Description: Access Description: Access Description: Amenity Encroachment Access Description: Amenity DOB-SEU DOB-SEU DOB-SP Projects	
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	
Access Description: Amenity Encroachment Citive Enforcement: Law Dept Comment: DOB-SEU DOB-Sp Projects DCP POPS Compliance Access Description: Amenity Encroachment Citive APOPS Enforcement: Law Dept Comment: DOB-SEU DOB-SP Projects	
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	
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-SEU DOB-SP Projects	
Active Enforcement: Law Dept Comment: DOB-SEU DOB-Sp Projects DCP Access Description: Amenity Encroachment Active APOPS Enforcement: Law Dept Comment: DOB-SEU DOB-SEU DOB-SP Projects	
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	
DOB-SEU DOB-Sp Projects DCP APOPS Compliance Access Description: Amenity Encroachment Active APOPS Enforcement: Law Dept Comment: DOB-SEU DOB-SP Projects	
DOB-Sp Projects DCP APOPS Compliance Access Description: Amenity Encroachment Active APOPS Enforcement: Law Dept Comment: DOB-SEU DOB-Sp Projects	
APOPS Compliance Access Description: Amenity Encroachment Active APOPS Enforcement: Law Dept Comment: DOB-SEU DOB-Sp Projects	
APOPS Compliance Access Description: Amenity Encroachment Active APOPS Enforcement: DoB-SEU DOB-SP Projects	
Access Description: Amenity Encroachment Active APOPS Enforcement: Law Dept Comment: DOB-SEU DOB-SP Projects	
Amenity Encroachment Active APOPS Enforcement: Law Dept Comment: DOB-SEU DOB-SP Projects	
Encroachment Active APOPS Enforcement: Law Dept Comment: DOB-SEU DOB-SP Projects	
Active APOPS Enforcement: Law Dept Comment: DOB-SEU DOB-Sp Projects	
Law Dept Comment: DOB-SEU DOB-Sp Projects	
DOB-SEU DOB-Sp Projects	
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,"	
Zoning Computations: Liebman Liebman Associates, Dwg A-2 "General Notes & Zoning,"	

Page 1800 of 2080

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			Public Space Record:				848	
Newbury	wi _k					Во	ok:	297
I. General Informa	ation:							
Building Address:	250 East 8	37th Street						
Building Name:	Newbury							
Building Location:	Full blockf	ront on west side of S	econd Ave	nue betwee	n East 86th	and 87th S	treets	
Public Space:	Arcade		✓	Plaza		Throug	h Block Con	nection
	Covere	d Pedestrian Space		Residentia	l Plaza	Throug	h Block Gal	leria
	Elevate	ed Plaza		Sidewalk V	Videning	Urban	Plaza	
	Open A	ir Concourse		Through Bl	ock Arcade			
	Other S	Space:						
Public Space Location	: Southwest o	orner of Second Aven	ue and Ea	st 87th Stre	et			
Primary Building Use:	Residential		Stories:	30	Year Co	ompleted:		1970
Block/Lot #:	1532/30		NB #:	44/68	Commu	ınity Distric	:t:	8
Owner:	250 E 87 Owr	ers Corp					✓ Co-op	o/Condo
Address:	c/o Charles H	. Greenthal, 4 Park Av	enue	New York 10016	, NY T	elephone:	_	
Managing Agent:	Charles H. Gr	eenthal Management						
Address:	4 Park Avenue	•		New York 10016	, NY T	elephone:	(212) 340-9	3300
Developer:								
Building Architect:	Philip Birnbau	m						
Principal Public Space Designer:	Philip Birnbau	m						
II. Legal Basis For	r Public Spa	ce:					,	
Department of Build	lings (DOB)	City Planning Com	mission (C	PC)	В	oard of Sta	ndards and	Appeals
✓ As-of-Rig	ht		Mod	ification		,	(BSA)	
		Certification	Spec	ial Permit			ial Permit	
		Chairperson's Certification	Zoni Othe	ng Amendi r:	ment	Varia	ince	
Board of Estimate (BOE)				Ot	her		
City Council (CC)		Owner			П			
Board of Estimat	e Resolution	Performance	Bond		Longand			
City Council Res	solution	Restrictive De	claration					
Actions:								
1 . Action: D	OB As-of-Right	Number	:		Date:			
ZR Section: 1	2-10	ZR Title	: Definition	าร				
Subject: F	Plaz a							

250 East 87th Street Public Space Record: 848 Newbury 297 Book:

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District C2-8, C4-7

Zoning Lot Area (sf)

Floor Area Ratio

Base Zoning Floor

Area (sf)

10.00

251,771

Total ZLA (sf):

25,177

25,177.13

Total Allowed Base ZFA (sf):

251,771

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

12

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

298,244

FAR:

Total Built ZFA (sf):

296,107

12 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):

44,336

Bonus Utilization Rate:

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA + Adjustment

Reason for Adjustment:

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

Page 1803 of 2080

250 East 87th Street	Publi	Public Space Record:			
Newbury		Book	: 297		
IV Required Type and Size of Public Space)				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Plaza	6,667.66		Marginal		
V Required Hours of Access:		<u> </u>			
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:					
None					
VII Permitted Amenitites:					
Open Air Cafe					
☐ Other					

250 Eas	t 87th Street	Public Space Record:	848			
Newbury	1	Book:	297			
VIII Access for the	Physically Disabled:					
✓ Full/Partial	☐ None					
IX Compliance and	Enforcement:					
(1) A DOB violation, 11/96 Section 27-50.	6, was served to the building manager for	a fence erected around Plaza preventing access, contrary to Z	LR.			
Compliance 2000/2001						
✓ Access	Description:					
☐ Amenity	Site visit of summer 2000 revealed that be open 24 hours a day.	the entire space was gated and closed even though the space	is required to			
Encroachment						
Active Enforcement:						
☐ Law Dept	Comment:					
☑ DOB-SEU		er 2000 in response to a DCP complaint. NOV cited failure to ECB hearing held 1/11/01, respondent submitted approved pla				
☐ DOB-Sp Projects	and gate. Respondent admitted that gate is sometimes locked, ALJ asked DOB inspector if he had tried to op- gate. Found in violation and fined \$2,500. DCP sent DOB material for reinspection on 9/5/01. DOB reinspect					
☐ DCP	1/16/02 and found no violations.					
APOPS Compliance						
Access	Description:					
☐ Amenity						
Encroachment						
Active APOPS Enforcem	ent:					
☐ Law Dept	Comment:					
☐ DOB-SEU						
☐ DOB-Sp Projects						
☐ DCP						
X Comments:						
XI Owner Communi	cations:					
(1) Richard E. Miller, attor	mey on behalf of owner, 1986, discussed	hiring of architect to find plans. (2) Irving Minkin 8/02 acting or Built ZFA. Co-op will file an application for a night-time closing	n behalf of			
XII Revisions to Dat	asheet:					

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," undate; Public Space Size: FRE Engineering, Dwg. 1 "Existing Condition as filed with NYC Building Department," 11/20/96

Page 1805 of 2080

The New York City Privately Owned Public Space Database @ 2000. Jerold S. Kayden, Department of City Planning of the City of New York, The Municipal Art Society of New York. All rights reserved.

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 87	th Street		Public Space Record:		849		
Claridge Ho	use		Book:			298	
I. General Inform	ation:	¥					
Building Address:	201 East	87th Street					
Building Name:	Claridge I	House					
Building Location:	Full block	front on east side of Ti	nird Avenue	between E	ast 87th ar	nd 88th Streets	
Public Space:	Arcade	9	•	Plaza		Through Block C	onnection
	Cover	ed Pedestrian Space		Residential	Plaza	Through Block G	alleria
	Elevat	ed Plaza		Sidewalk W	/idening	Urban Plaza	
	Open .	Air Concourse		Through Blo	ock Arcade	;	
	✓ Other	Space: Park					
Public Space Location	n: East side o	f Third Avenue betwee	n East 87th	Street and	East 88th	Street	
Primary Building Use:	Residential		Stories:	30	Year C	ompleted:	1975
Block/Lot #:	1533/1		NB #:	12/72	Comm	unity District:	8
Owner:	Builtland Par	tners				✔ Co-	op/Condo
Address:	Suite 4200 1	271 Sixth Avenue		New York, 10020	, NY T	Telephone:	
Managing Agent:	Builtland Par	tners					
Address:	Suite 4200 1	271 Sixth Avenue		New York, 10020	, NY T	Telephone:	
Developer:							
Building Architect:	Philip Birnbar	um					
Principal Public Space Designer:	Beyer-Blinde	r-Belle					
II. Legal Basis Fo	r Public Spa	ıce:					
Department of Buil	dings (DOB)	City Planning Com	mission (C	CPC)	E	Board of Standards ar	nd Appeals
✓ As-of-Rig	jht	Authorization	Mod	ification		(BSA)	
		Certification	-	ial Permit		Special Permi ✓ Variance	
		Chairperson's Certification	Zoni	ng Amendr r:	nent	y vandioc	
Board of Estimate	(BOE)					Alto as as	
City Council (CC)		Owner				i ther 1	
☐ Board of Estima	te Resolution	Performance	Bond		<u> </u>	J	
City Council Re	solution	Restrictive De	eclaration				
Actions:							
1. Action: E	3SA Variance	Number	: 150-73	BZ	Date:	7/10/73	
ZR Section:	72-21	ZR Title	: Findings	Required for	or Variance	es	
		nit a building "that exce e required lot area per					

Page 1807 of 2080

occupancy is issued"

required "that a plan of the plaza be submitted to the Board for approval before a certificate of

201 East 87th Street Claridge House

Public Space Record: 849

Book:

298

2. Action:

DOB As-of-Right

Number:

Date:

ZR Section: Subject:

12-10 Plaza

ZR Title: Definitions

849

Book:

298

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 (s	f): 35,720	Total Allowed Base ZFA (sf):	315,031

B. Bonus Zoning Floor Area:

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

Page 1809 of 2080

201 East 87th Street		Public Space Record:				
Claridge House)		Book	: 298		
IV Required Type an	d Size of Public Space:					
Public Space		Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Plaza		2,698.90		Marginal		
Park		Approximately 11,000		Hiatus		
V Required Hours of	Access:		AND THE RESERVE OF THE PARTY OF			
✓ 24 Hours						
Restricted Hours						
Closings for Events						
VI Required Amenitif	es:					
Artwork	Park: sculpture					
Lighting						
Planting	Park: ground cover					
Trees within Space	Park: 26					
Seating	Park: seat walls of minimu	um 16-inch height				
Water Feature	Park: pool with water jets	and water steps				
VII Permitted Amenit	ites:					
Open Air Cafe						
Other						

201 East 87th Street Claridge House

Public Space Record:

849

Book:

298

VIII Access for the I	?nysically 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	ent:					
☐ Law Dept	Comment:					
☐ DOB-SEU						
DOB-Sp Projects						
☐ DCP						
X Comments:						
n et euskaan in Santouer van Santo-						
XI Owner Communic	cations: (NECO)					
XII Revisions to Dat	asheet:					
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					

Page 1811 of 2080

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			Public Space Record: 850				850
Monarch						Book:	302
I. General Informa	ition:						
Building Address:	200 East 8	39th Street					
Building Name:	Monarch						
Building Location:	Southeast	comer of Thrid Avenu	e and East	89th Stree	et		
Public Space:	Arcade			Plaza		Through Block Cor	nection
	Covere	d Pedestrian Space	•	Residentia	l Plaza	Through Block Gal	leria
	☐ Elevate	ed Plaza		Sidewalk V	Videning	Urban Plaza	
	Open A	ir Concourse		Through Bl	lock Arcade		
	Other S	Space:					
Public Space Location:	: North side o	f East 88th Street eas	t of Third A	venue			
Primary Building Use:	Residential		Stories:	48	Year Comple	eted:	1988
Block/Lot #:	1534/1001-12	62	NB #:	7/85	Community	District:	8
Owner:	Condominium					✓ Co-o	p/Condo
Address:	200 East 89th	Street		New York 10128	, NY Telepi		
Managing Agent:							
Address:					Telepi	hone:	
Developer:	Third Eighty-N	linth Associates					
Building Architect:	Schuman Lich	ntenstein Claman Efror	n				
Principal Public Space Designer:	Schuman Lich	ntenstein Claman Efror	n				
II. Legal Basis For	Public Spa	ce:	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Department of Build	lings (DOB)	City Planning Com	mission (C	CPC)	Board	of Standards and	Appeals
✓ As-of-Rigi	ht	Authorization	☐ Mod	ification		(BSA)	
		Certification	☐ Spec	cial Permit		Special Permit	
		☐ Chairperson's	Zoni	ng Amend	ment	Variance	
		Certification	Othe	er:			
Board of Estimate (I	BOE)				Other		
City Council (CC)		Owner					
Board of Estimate Resolution		Performance	Bond		اسبا		
City Council Res	solution	Restrictive De	eclaration				
Actions:							
1. Action: D	OB As-of-Right	Number	:		Date:		
ZR Section: 2	7-00	ZR Title	: Special	Urban Desi	ign Guidelines-Re	sidential Plazas	
Subject: R	Residential Plaza	a					

200 East 89th Street

Public Space Record:

850 302

Monarch

2. Action:

Performance Bond

Number: 610 162043 4

Date: 11/10/1986

Book:

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

equired.

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):

11

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

275,958

FAR:

Total Built ZFA (sf):

274,971

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):

28,224

Bonus Utilization Rate:

+ Adjustment

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

Reason for Adjustment:

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

Page 1815 of 2080

Monarch			Book	: 302
IV Required Type an	d Size of Public Space:			
Public Space	Siz	e Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	4,7	22.35	•	Hiatus
V Required Hours of	Access:			
✓ 24 Hours	Usable Residual Space			
✓ Restricted Hours	Primary Space: 8:00 am to 8:00 pn	n or dark, whichev	er is later	
Closings for Events				
VI Required Ameniti	tes:			
Bicycle Parking	Primary Space: 6 spaces			
Drinking Fountain	Primary Space: 1			
Lighting				
Litter Receptacles	1.46 cubic feet required, 2 cf pr	ovided		
Planting	Primary Space: 438 sf required required, 799.36 sf provided	, 865.5 sf provide	d; Visual Residual Space:	740.15 sf
Plaque/Sign				
Trees within Space	Primary Space: 5 required, 17	provided		
Seating	Primary Space: 97.4 linear feet backs provided; Usable Residu 37 If including 18 If with backs	ial Space: 29.6 lin	with backs required, 101 lf i ear feet including 2.96 lf wi	ncluding 86 If with the backs required,
Trees on Street	11			

200 East 89th Street

VII Permitted Amenitites:

Open Air Cafe Other

Public Space Record:

850

Monarch		Book:	302
VIII Access for the Phys	sically Disabled:		
✓ Full/Partial	None		
IX Compliance and Enfo	orcement:		
was not operational, although the closed. (2) Site visit of fall 1999	08JG02, 11/96, was issued for failure to comply with ZR Section 27-00. Plaque he plaza was open to the public. Fall 1998 site visit revealed that the gates on a revealed that the plaque stated that the required hours of access were "7:30 and or darkness whichever is later and that no seating with backs in the Usable F	East 88th Street wer am to 7:30 pm" inste	e ad of
Compliance 2000/2001		·	
☐ Access Des	scription:		
☐ Amenity			
☐ Encroachment			
Active Enforcement:			
Law Dept Con	nment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
APOPS Compliance			
Access Des	scription:		
Amenity			
☐ Encroachment			
Active APOPS Enforcement:			
☐ Law Dept Com	nment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
X Comments:			
	•		
XI Owner Communication	ons:		
XII Revisions to Datashe	eet:		
XIII Sources: Zoning Computations: Schu	uman Lichtenstein Claman Efron, Dwg A-3 "Zoning Calculations," rev. 5/23/88		

Public Space Record:

850

200 East 89th Street

Page 1817 of 2080

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

						Во	ok:	305
I. General Informa	ation:							
Building Address:	200 East 9	0th Street						
Building Name:								
Building Location:	Southeast	corner of Third Avenu	ie and Ea	st 90th Stree	et			
Public Space:	Arcade		V	Plaza		Through	h Block Con	nection
	Covere	d Pedestrian Space		Residentia	l Plaza	Throug	h Block Galle	eria
	Elevate	d Plaza] Sidewalk V	Videning	Urban	Plaza	
	Open A	ir Concourse] Through B	lock Arcade)		
	Other S	space:						
Public Space Location	: South side o	f East 90th Street eas	t of Third	Avenue				
Primary Building Use:	Residential		Stories	: 28	Year C	ompleted:		1974
Block/Lot #:	1535/3		NB #:	23/74	Comm	unity Distric	t:	8
Owner:	200 90th Asso	oc Ltd Prtn					✓ Co-op	/Condo
Address:	c/o Charles H.	Greenthal, 4 Park Av	enue	New York 10016-53		Telephone:	(212) 340-9	
Managing Agent:	Charles H. Gr	eenthal						
Address:	4 Park Avenue	e		New York 10016-53		Telephone:	(212) 340-9	300
Developer:								
Building Architect:	Schuman, Lich	ntenstein, Claman & E	fron					
Principal Public Space Designer:	Schuman, Lich	ntenstein, Claman & E	fron					
II. Legal Basis Fo	r Public Spa	ce:		***************************************		THE RESIDENCE OF THE PROPERTY		
Department of Build	dings (DOB)	City Planning Com	mission	(CPC)	E	Board of Star		Appeals
✓ As-of-Rig	ht	Authorization	Mo	dification			(BSA)	
		Certification	☐ Spe	ecial Permit			ial Permit	
		Chairperson's Certification	☐ Zor	ning Amend Ier:	ment	Varia	nce	
Board of Estimate (BOE)	•			o	ther		
City Council (CC)		Owner]		
Board of Estimat City Council Res		Performance Restrictive De		1				
Actions:								
	OB As-of-Right	Number	:		Date:			
ZR Section: 1	2-10	ZR Title	: Definiti	ons				
Subject: F	Plaza							

Public Space Record:

851

200 East 90th Street

851

Book:

305

III. Zoning Computations:

A. Base Zoning Floor Area:

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

16,578.00

Floor Area Ratio

10.00

Base Zoning Floor

Area (sf)

165,780

Total ZLA (sf):

16,578

Total Allowed Base ZFA (sf):

165,780

B. Bonus Zoning Floor Area:

Public Space

Plaza

Size Provided for Bonus (sf)

5,937.71

Bonus Multiplier

Generated Bonus Zoning Floor Area (sf)

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

⊦ Adjustmen

Reason for Adjustment:

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

Page 1820 of 2080

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	Classificati	on
Plaza	5,403.32	•	Marginal	
V Required Hours of Access:				
✓ 24 Hours				
Restricted Hours				
☐ Closings for Events				
VI Required Amenitites:	***************************************			
None				
VII Permitted Amenitites:				
Open Air Cafe				
Other				

200 E	ast 90th Street	Public Space Record:	851
		Book:	305
)			
	ne Physically Disabled:		
✓ Full/Partial	None		
IX Compliance a	nd Enforcement:		
Compliance 2000/200	01		
Access	Description:		
☐ Amenity			
☐ Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
APOPS Compliance			
Access	Description:		
Amenity			
☐ Encroachment			
Active APOPS Enforce	ement:		
☐ Law Dept	Comment:		
DOB-SEU			
☐ DOB-Sp Projects			
DCP			
X Comments:			
XI Owner Commu	nications;		
Marked-up copy of site of the building does not	plan in an envelope postmarked 9/22/99, t t have "a public plaza area." The Departme	received from Charles H. Greenthal indicating that the East 90th S ent responded on $1/25/00$.	treet side
XII Revisions to D	atasheet:		
XIII Sources:	· · · · · · · · · · · · · · · · · · ·		
Zoning Computations:	ZLA, ZFA: Henry C. Clark, Dwg T 1 "B	uilding & Zoning Information," 5/4/89; Public Space Size: Schurr	ıan
•	Lichtenstein, Claman & Efron, Dwg title	e and date unreadable	·uII,

200 East 90th Street

Page 1822 of 2080

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

l. Ger	neral Inform	nation:						
Buildin	g Address:	301 East	79th Street					
Buildin	g Name:	Continent	al Towers					
Buildin	g Location:	Northeast	corner of Second Ave	nue and E	ast 79th Stre	eet		
Public	Space:	Arcade	.	V	Plaza		Throug	h Block Connection
		Covere	ed Pedestrian Space		Residential	Plaza	Throug	h Block Galleria
		☐ Elevate	ed Plaza		Sidewalk W	/idening	Urban	Plaza
		Open /	Air Concourse		Through Blo	ock Arcad	de	
		✓ Other :	Space: Plaza-Like Par	rk				
Public :	Space Location	on: North side o	of East 79th Street bet	ween First	Avenue and	Second	Avenue	
Primary	Building Us	e: Residential		Stories:	36	Year	Completed:	1977
Block/L	.ot #:	1542/1101-15	545,12,49	NB #:	102/72	Com	munity Distric	et: 8
Owner:		Condominium	1					✓ Co-op/Condo
Addres	s:	c/o Rose Ass	ociates, 200 Madison	Avenue	New York, 10016	, NY	Telephone:	(212) 210-6666
Managi	ng Agent:	Rose Associa	ites					
Addres	s:	200 Madison	Avenue		New York, 10016	, NY	Telephone:	(212) 210-6666
Develop	per:	79th Associat	es					
Bulldin	g Architect:	Philip Birnbau	ım					
•	al Public Designer:	M. Paul Fried	berg					
II. Leg	gal Basis F	or Public Spa	Ce:					
Depa	artment of Bu	ildings (DOB)	City Planning Com	mission (CPC)		Board of Sta	ndards and Appeais
	As-of-R	ight	Authorization Modification			(BSA)		
			Certification	Special Permit			Special Permit	
			Chairperson's Certification	☐ Zoni	ng Amendr er:	nent	✓ Varia	ance
	ul of College	(BOE)						
Board of Estimate (BOE) City Council (CC)			Owner				Other	
_		ate Resolution	Performance	Rond		{		
	ity Council R		Restrictive De					
Action	ıs:							
1.	Action:	DOB As-of-Right	Number	:		Date:		
	ZR Section:	12-10	ZR Title	: Definitio	ns			
	Subject:	Plaza						
2.	Action:	BSA Variance	Number	: 45-74-B	Z	Date:	7/2/74	
	ZR Section:	72-21	ZR Title	: Findings	Required for	or Varian	ces	
	Subject:		nit in a C1-9, C1-5, R10 mitted FAR and lot area 5 sf					

Page 1824 of 2080

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) C1-9, C1-5 (R10)

Floor Area Ratio 41,488.68

Base Zoning Floor Area (sf)

10.00 6.02 414,887 15,377

Total ZLA (sf):

44,043

2,554.25

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

R8

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

11

Total Built ZFA (sf):

479,884

FAR:

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:

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

Reason for Adjustment:

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

Page 1825 of 2080

301 East 79th Street	Publi	Public Space Record:				
Continental Towers		Book	: 276			
IV Required Type and Size of Public Space	:e :					
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification			
Plaza	8,810.20		Marginal			
Plaza-Like Park	3,304.25		Marginal			
V Required Hours of Access:			.,,,			
✓ 24 Hours						
Restricted Hours						
Closings for Events						
VI Required Amenitites:						
Planting						
VII Permitted Amenitites:						
Open Air Cafe						

Other

301 East 79th Street Public Space Record: 853 Continental Towers Book: 276

	VIII Access for the P	Physically Disabled:
	✓ Full/Partial	☐ None
	IX Compliance and I	Enforcement:
		ent of Buildings filed a Special Report which stated "1) plaza obstructed by fence at various locations, and 2) and by locked gate." (2) Fall 1998 site visit revealed locked gate on East 80th Street. (3) Recheck needed in
(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:	Comment:
L	Law Dept	The Department of Buildings was requested by DCP in November 2000 to investigate compliance problems. DOB
Į.	☑ DOB-SEU ☑ DOB-Sp Projects	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,
٦	DCP	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.
-	_ 501	
	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	
	ADODO F. J	
ſ	Active APOPS Enforceme	Comment:
L	Law Dept	Somment.
L	DOB-SEU	
L	DOB-Sp Projects	
L	_ DCP	
	X Comments:	
		<u> </u>
	XI Owner Communic (1) Thomas Giallanza, the	Cations: Vice President of Continental Towers Condominium, 10/8/86, confirms plaza.
	XII Revisions to Dat	asheet:
	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
Ĵ	•	·

Page 1827 of 2080

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

East Winds	·					Вс	ok:	281
I. General Inform	ation:							
Building Address:	3 45 East 8	0th Street						
Building Name:	East Wind	s						
Building Location:	Full blockf	ront on west side of Fi	rst Avenue	between E	ast 80th and 8	31st Stree	ets	
Public Space:	☐ Elevate	d Pedestrian Space d Plaza ir Concourse		Plaza Residential Sidewalk W Through Blo	idening [ih Block Cor ih Block Gal Plaza	
	Other S	pace:						
Public Space Location	: Northwest co	omer of First Avenue a	and East 8	0th Street				
Primary Building Use:	Residential		Stories:	33	Year Com	pleted:		1973
Block/Lot #:	1543/1001-13	35	NB #:	107/68	Commun	lty Distric	:t:	8
Owner:	Condominium						✓ Co-o₁	n/Condo
Address:	c/o H. J. Kalik	ow Co., 101 Park Avei	nue	New York, 10017	NY Tel	ephone:	(212) 808-	-
Managing Agent:	Kalikow Co.							
Address:	101 Park Aver	nue		New York, 10017	NY Tel	ephone:	(212) 808-	7000
Developer:								
Building Architect:	Philip Birnbau	n						
Principal Public Space Designer:	Phili p Birnbau	n						
II. Legal Basis Fo	r Public Spa	:e:				**************************************		
Department of Bull	- ' '	City Planning Com		CPC)	Boa	rd of Sta	ndards and (BSA)	Appeals
	,	Certification		cial Permit		☐ Spec	iai Permit	
		Chairperson's Certification		ng Amendn	nent	☐ Varia	ince	
Board of Estimate (City Council (CC)	BOE)	Owner			Othe	er		
☐ Board of Estima☐ City Council Re		☐ Performance ☐ Restrictive De						
Actions:								
ZR Section:	OOB As-of-Right 12-10 Plaza	Number: ZR Title	: Definitio	ns	Date:			

854

345 East 80th Street

345 East 80th Street **East Winds**

Public Space Record:

854

Book:

281

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District

C1-9

Zoning Lot Area (sf)

Floor Area Ratio

Base Zoning Floor

Area (sf)

10.00 6.02

Total ZLA (sf):

23,650

23,649.50

Total Allowed Base ZFA (sf):

236,495

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

12

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

278,915

FAR:

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:

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA + Adjustment

Reason for Adjustment:

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

Page 1830 of 2080

- · · · · · · · · · · · · · · · · · · ·		r abiio opaco riccora.			
East Winds		Book	: 281		
IV Required Type and Size of Public Space	Cet /				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Plaza	7,070.00		Marginal		
V Required Hours of Access:					
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:			***************************************		
None					
VII Permitted Amenitites:					
Open Air Cafe					
Other					

854

345 Fast 80th Street

345 East 80th Street East Winds

Public Space Record:

854

Book:

281

VIII Access for the I	Physically Disabled:
✓ Full/Partial	None
IX Compliance and	Enforcement:
(1) Site visit of fall 1999 re	evealed 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	
L DCP	
X Comments:	
XI Owner Communic	notione with the
At Owner Communic	,autoria eage and
XII Revisions to Data	
All nevisions to Date	
XIII Sources: Zoning Computations:	ZLA: Sanborn Manhattan Land Book; Public Space Size: Scaled from Philip Birnbaum, Dwg M 10 "First Floor Plan
Zorning Computations.	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:				ord:	855	
						Во	ok:	286
I. General Informa	ition:							
Building Address:	303 East 8	3rd Street						
Building Name:	Camargue							
Building Location:	Northeast	corner of Second Ave	nue and Ea	ast 83rd Stre	eet			
Public Space:	Arcade		•	Plaza		Through	n Block Conne	ction
	Covere	d Pedestrian Space		Residential	Plaza	Through	h Block Galleri	а
	Elevate	d Plaza		Sidewa i k W	/idening	Urban I	Plaza	
	Open A	ir Concourse		Through Blo	ock Arcade			
	Other S	pace:						
Public Space Location	: North side o	f East 83rd Street eas	t of Second	d Avenue				
Primary Building Use:	Residential		Stories:	30	Year Co	mpleted:		1977
Block/Lot #:	1546/1, 50		NB #:	41/73	Commu	ınity Distric	t:	8
Owner:	303 East 83rd	LLC					Co-op/C	ondo
Address:	c/o BLDG Mar Avenue	nagement Corp., 52 V	anderbilt	New York 10017	, NY T	elephone:	(212) 557-670	00
Managing Agent:	BLDG Manage	ement Corp.						
Address:	52 Vanderbilt	Avenue		New York 10017	, NY T	elephone:	(212) 557-670	00
Developer:	Romford Real	ty Corporation						
Building Architect:	Philip Bimbau	m						
Principal Public Space Designer:	Philip Birnbau	m						
II. Legal Basis For	Public Spa	:0:						
Department of Build	lings (DOB)	City Planning Com	mission (C	PC)	В	oard of Star	ndards and A	ppeals
✓ As-of-Rigi	ht	Authorization	Mod	ification			(BSA)	
		Certification	Spec	lai Permit			ial Permit	
		☐ Chairperson's	Zoni	ng Amendı	ment	Varia	nce	
		Certification	Othe	r:				
Board of Estimate (I	BOE)				Ct.	ther		
City Council (CC)	•	Owner			, O			
☐ Board of Estimat	e Resolution	Performance	Bond		لسط			
City Council Res	solution	Restrictive Do	eclaration					
Actions:								
	OB As-of-Right	Number	.;		Date:			
	2-10		: Definition	ns				

Plaza

Subject:

855

Book:

286

III. Zoning Computations:

A. Base Zoning Floor Area:

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

Floor Area Ratio

Base Zoning Floor

Area (sf)

20,388.00

10.00

203,880

Total ZLA (sf):

20.388

Total Allowed Base ZFA (sf):

203,880

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):

Total Built ZFA (sf):

248,775

FAR:

248,775

FAR:

12

12

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

39,109

Bonus Utilization Rate:

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA + Adjustment

Reason for Adjustment:

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

Page 1835 of 2080

303 East 83rd Street	Public Space Record:				
Camargue		Book:			
IV Required Type and Size of Public Space	p ielië				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Plaza	6,518.10		Marginal		
V Required Hours of Access:					
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:					
None					
VII Permitted Amenitites:					
Open Air Cafe					
Other					

Camarg	ue	Book:	286
VIII Access for the	Physically Disabled:		
✓ Full/Partial	None		
IX Compliance and			
ix Compliance and	Emorganieng		
•			
Compliance 2000/2001	Description:		
Access	Description.		
☐ Amenity			
☐ Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
DCP			
APOPS Compliance	Description:		
Access	Description.		
Amenity			
Encroachment			
Active APOPS Enforcement	ent:		
☐ Law Dept	Comment:		
☐ DOB-SEU	DOB was sent a copy of pops information on 12/28/06 in response to a request by S	Special Projects team.	
✓ DOB-Sp Projects	·		
DCP			
X Comments:			
The building received a area ratio.	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
XI Owner Communic	ations:		
XII Revisions to Data	Sharisti da sa		
···· IIV IOIVIIS W DAU			
S SERVICE STREET, AND ASSESSED AS			
XIII Sources: Zoning Computations:	Philip Birnbaum, Dwg ZX "Zoning Computations," 9/1/78		
Zoning Computations.	Trimp Diribasin, Day 20 Zuming Computations, 3/1/10		

855

303 East 83rd Street

Camargue

Page 1837 of 2080

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

MARKET AND THE STATE OF THE STA						Во	ook:	287
I. General Inform	nation:	4						
Building Address:	353 East	83rd Street						
Building Name:	•							
Building Location:	Northwes	t comer of First Avenu	e and East	83rd Street				
Public Space:	Arcade	•	V	Plaza		Throug	jh Block Co	nnection
	Covere	ed Pedestrian Space		Residential	Plaza		, jh Block Ga	
	Elevate	ed Plaza		Sidewalk W	/idening	Urban	Plaza	
	Open /	Air Concourse		Through Blo	ock Arcade	1		
	Other	Space:						
Public Space Location	n: Northwest o	omer of First Avenue	and East 8	3rd Street				
Primary Building Use	: Residential		Stories:	22	Year Co	ompleted:		1968
Block/Lot #:	1546/23		NB #:	39/66	Commi	unity Distric	:t:	8
Owner:	Giffuni Brothe	ers					₹ Co-o	p/Condo
Address:	351 East 83rd	Street		New York, 10028	NY T	Telephone:		•
Managing Agent:	Merit Operatir	ng Corporation						
Address:	351 East 83rd	Street		New York, 10028	NY T	elephone:	(212) 628	-0560
Developer:								
Building Architect:	Philip Birnbau	m						
Principal Public Space Designer:	Philip Birnbau	m						
II. Legal Basis Fo	or Public Spa	Ce:			-			
Department of Bui	ldings (DOB)	City Planning Com	mission (C	PC)	В	oard of Sta		d Appeals
As-of-Ri	ght	Authorization	Mod	ification		<u> </u>	(BSA)	
		Certification	Spec	ial Permit		-	lal Permit	
		Chairperson's Certification	Zoni	ng Amendn	nent	Varia	nce	
		Certification	Othe	r:				
Board of Estimate	(BOE)				Ot	ther		
City Council (CC)		Owner				a i Ci		
Board of Estima	nte Resolution	Performance	Bond					
City Council Re	esolution	Restrictive De	claration					
Actions:								
1. Action:	DOB As-of-Right	Number	:		Date:			
ZR Section:	12-10	ZR Title	: Definition	ns	•			
Subject:	Plaza							

856

353 East 83rd Street

856

Book:

287

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District C1-9 (R10)

Zoning Lot Area (sf)

18,408.30

Floor Area Ratio

10.00

Base Zoning Floor

Area (sf) 184,083

Total ZLA (sf):

18,408

Total Allowed Base ZFA (sf):

184,083

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):

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

217,927

FAR:

Total Built ZFA (sf):

217,222

FAR:

12

12

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

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

Page 1840 of 2080

353 East 83rd Street	Public Space Record:			856	
		Book	: 28	7	
IV Required Type and Size of Public Space					
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Plaza	5,527.81		Marginal		
V Required Hours of Access:					
✓ 24 Hours					
Restricted Hours					
☐ Closings for Events					
VI Required Amenitites:					
None					
VII Permitted Amenitites:		·			
Open Air Cafe					
Other					

<u> </u>		Book:	287
VIII Access for the	Physically Disabled:		
Full/Partial	None		
ix Compliance and	Enforcement:		
Compliance 2000/2001			
Access	Description:		
☐ Amenity			
☐ Encroachment			
Active Enforcement:	Comments		
Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
APOPS Compilance			
Access	Description:		
Amenity			
Encroachment			
	·		
Active APOPS Enforcem	nent:		
Law Dept	Comment:		
☐ DOB-SEU			
DOB-Sp Projects			
☐ DCP			
	· · · · · · · · · · · · · · · · · · ·		
X Comments:			
XI Owner Communi			
Vincent Giffuni in a letter the public sidewalk was in	of 9/22/99 to the Department of City Planning noted corrections to the owner's nocluded in the site plan sent to him. The Department responded, 10/1/99, noting	ame, agent and questione that the sidewalk area wa	ed whether
included in the street in the	ne site plan sent to him.		
XII Revisions to Dat	tasheet:		
XIII Sources:			
Zoning Computations:	Philip Bimbaum, Dwg with plot plan and zoning computations, unreadable date	÷	

856

353 East 83rd Street

Page 1842 of 2080

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 Bimbaum, Dwg with plot plan and zoning computations, unreadable date

Adams Towe	er					Во	ok:	290
I. General Informa	ation:							And the second second second second
Building Address:	351 East 8	84th Street						
Building Name:	Adams To	wer						
Building Location:	Full blockf	front on west side of Fi	rst Avenue	between E	ast 84th an	d 85th Stree	ts	
Public Space:	Arcade	•	•	Plaza		Throug	h Block Conr	nection
	Covere	d Pedestrian Space		Residentia	l Plaza		h Block Galle	
	☐ Elevate	ed Plaza		Sidewalk V	Videning	Urban	Plaza	
	Open A	Air Concourse		Through B	lock Arcade			
	Other S	Space:						
Public Space Location	: Northwest o	orner of First Avenue a	ind East 8	4th Street				
Primary Building Use:	Residential		Stories:	32	Year Co	ompleted:		1969
Block/Lot #:	1547/23		NB #:	18/66	Comm	unity Distric	t:	8
Owner:	Adams Tower	Limited Partnership					у Со-ор	/Condo
Address:	c/o Kibel Com	pany 300 East 34th St	reet	New York	, NY T	elephone:	(212) 481-5	700
Managing Agent:	The Kibel Con	poration						
Address:	300 East 34th	Street		New York	, NY T	elephone:	(212) 481-5	700
Developer:								
Building Architect:	Wechsler & S	chimenti						
Principal Public Space Designer:	Wechsler & Se	chimenti						
II. Legal Basis For	Public Space	ce:			**************************************			
Department of Build	The same of the same of the same of	City Planning Com	nission (C	PC)	В	oard of Star	ndards and	Appeals
✓ As-of-Rigi	ht	☐ Authorization		ification			(BSA)	
		Certification	Spec	ial Permit		Spec	ial Permit	
		Chairperson's Certification	Zonl	ng Amendi r:	ment	☐ Varia	nce	
Board of Estimate (I	30E)	Owner			Ot	ther		
☐ Board of Estimate		☐ Performance E			L			
Actions:								
1. Action: D	OB As-of-Right	Number:			Date:			
ZR Section: 1:	2-10	ZR Title:	Definition	าร				
Subject: P	laza							

857

351 East 84th Street

351 East 84th Street Adams Tower

Public Space Record:

857

Book:

290

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District

C1-9

Zoning Lot Area (sf)

ea (sf) Floor Area Ratio

rea Ratio

Base Zoning Floor

Area (sf)

Total ZLA (sf):

19,923

19.922.50

Total Allowed Base ZFA (sf):

199,225

199,225

B. Bonus Zoning Floor Area:

Public Space

Size Provided for Bonus (sf)

Bonus Multiplier

Generated Bonus Zoning Floor Area (sf)

Plaza

6,694.95

6.0

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

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

239,070

FAR:

12

Total Bulit 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

+ Adjustment

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA

Reason for Adjustment:

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

Page 1845 of 2080

351 East 84th Street	Public Space Record:			
Adams Tower		Book:		
IV Required Type and Size of Public Space	:			
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification	
Plaza	6,628.00		Marginal	
V Required Hours of Access:				
⊋ 24 Hours				
Restricted Hours				
Closings for Events				
VI Required Amenitites:				
None				
VII Permitted Amenitites:				
Open Air Cafe				
Other				

Adams	Tower	Book:	290
VIII Access for the	Physically Disabled:		
✓ Full/Partial	None		
IX Compliance an	d Enforcement:		
Compliance 2000/2001			
Access	Description:		
☐ Amenity	Rachel Godon (212 772 1996) called DCP on 7/26/01 to complain the a Starbu chairs in the Plaza that discouraged use by the public. She suggested that sign		
Encroachment	people that no purchase was required.		
Active Enforcement:			
☐ Law Dept	Comment:		
DOB-SEU			
DOB-Sp Projects			
DCP			
APOPS Compliance			
Access	Description:		
Amenity			
Encroachment			
Active APOPS Enforce	ment:		
Law Dept	Comment:		
DOB-SEU			
DOB-Sp Projects			
DCP			
X Comments:			
XI Owner Commu	nications:		
XII Revisions to D	atasheet:		
XIII Sources: Zoning Computations:	Wechsler & Schimenti, Dwg "Sheet 1" with site plan and zoning computations, u	undated	
Zoning Computations.	Trestiller a comment, pag officer i with site plan and zoning computations, t	noateu	

857

351 East 84th Street

Page 1847 of 2080

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 85t	h Street		Public Space Record:		d:	858		
America						Воо	k:	291
I. General Informa	ition:							
Building Address:	300 East 8	5th Street						
Building Name:	America							
Bullding Location:	Southeast	corner of Second Ave	enue and E	ast 85th St	treet			
Public Space:	Arcade			Plaza		Through E	Block Connect	ion
	☐ Covere	d Pedestrian Space	✓	Residentia	al Plaza	Through E	Block Galleria	
	Elevate	d Plaza		Sidewalk \	Videning	Urban Pla	ıza	
	Open A	ir Concourse		Through B	llock Arcade			
	Other S	pace:						
Public Space Location	: Southeast co	omer of Second Aven	ue and Eas	st 85th Stre	eet			
Primary Building Use:	Residential		Stories:	40	Year Co	mpleted:		1987
Block/Lot #:	1547/ 2, 3, 49,	, 104	NB #:	82/85	Commu	ınity District:		8
Owner:	300 E 85 Hous	sing Corp					✓ Co-op/Co	ndo
Address:	c/o Insignia Re Avenue	esidential Group, 675	Third	New Yorl 10017	k, NY T		212) 370-9200	
Managing Agent:	Insignia Resid	ential Group						
Address:	675 Third Ave	nue		New York 10017	k, NY T	elephone: (2	?12) 370-9200	ì
Developer:	Ian Bruce Eich	ner						
Building Architect:	Murphy/Jahn							
Principal Public Space Designer:	Murphy/Jahn							
II. Legal Basis For	Public Spac	e:						
Department of Bullo	lings (DOB)	City Planning Com	mission (CPC)	В	oard of Stand		oeals
✓ As-of-Rig	ht	Authorization	Mod	lification		-	BSA)	
		Certification	☐ Spe	cial Permit	t	Special ☐ Variance		
		Chairperson's Certification	☐ Zoni	ng Amend er:	Iment	varianc	æ	
Board of Estimate (BOE)	0			Ot	her		
City Council (CC)		Owner	_					
☐ Board of Estimat		☐ Performance						
City Council Res	olution	Restrictive De	eciaration					
Actions:								
1. Action: D	OB As-of-Right	Number	:		Date:			
ZR Section: 2	7-00	ZR Title	: Special	Urban Des	ign Guideline	s-Residential I	Plazas	
Subject: F	lesidential Plaza							

Page 1849 of 2080

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

17.999.00

Floor Area Ratio

10.00

Base Zoning Floor

Area (sf)

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

+ Adiustment

Reason for Adjustment:

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

Page 1851 of 2080

America			Book	: 29
IV Required Type and	Size of Public Space:			
Public Space	·	juired (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	5,194.00		₹	Neighborhood
				• • • • • •
V Required Hours of A	ccess:			
✓ 24 Hours				
Restricted Hours				
Closings for Events				
VI Required Amenitite	s			
Artwork	Primary Space: sculpture			
Bicycle Parking	Primary Space: 7 spaces required, 8 p	orovided		
Drinking Fountain	Primary Space: 1			
Lighting				1
Litter Receptacles	6.36 cubic feet			
Planting	Primary Space: 477 sf required, 489 s 166.9 sf provided; Visual Residual Spa	f provided; l ace: 812 sf	Usable Residual Space: 14- required, 922.5 sf provided	4 sf required,
Plaque/Sign				
Trees within Space	Primary Space: 4 required, 6 provided	; Usable Re	sidual Space: 1 required, 2	provided
Retail Frontage				
Seating	Primary Space: 40 linear feet including provided; Usable Residual Space: 12 lincluding 5 lf with backs provided	4 If with ba inear feet in	cks required, 60 If including cluding 1.2 If with backs red	g 44 If with backs quired, 63 If
Trees on Street	12			
VII Permitted Amenitite	es:	THE PARTY OF		
Open Air Cafe				

858

300 East 85th Street

Other

300 Ea	st 85th Street	Public Space Record:	858
Americ	а	Book:	291
)			
VIII Access for the	e Physically Disabled:		
✓ Full/Partial	☐ None		
IX Compliance an	d Enforcement:		
(1) Site visit of fall 1999 Residual Space was no	revealed that the required bicycle parking of provided.	, street trees and that some of the required seating in the Usabi	le
Compliance 2000/2001	Į.		
☐ Access	Description:		
✓ Amenity	Site visit of summer 2000 revealed th operating.	at the required bicycle parking was missing and the drinking four	ntain not
☐ Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
☐ DOB-SEU	recheck spring 2002		
☐ DOB-Sp Projects		•	
DCP			
APOPS Compliance			
Access	Description:	of that no manyimal amongstine link had been any ideal. In advanced	
Amenity Encroachment	condition, benches in poor repair and space was open, required amenities pathe area. APOPS site visit of 9/07 rev	ed that no required amenities list had been provided, landscaping part of space closed. APOPS site visit of 11/17/06 revealed that present except for the children's play area that was landscaped life realed that bicycle parking and drinking fountain were not present /07. DCP Counsel requested DOB enforcement action on 11/8/	nt the entire ike the rest of nt. APOPS
Active APOPS Enforce	ment:		
☐ Law Dept	Comment:		
☑ DOB-SEU	APOPS site visit of 9/07 revealed that enforcement action on 11/1/07. DCP	bicycle parking and drinking fountain were not present. APOPS Counsel requested DOB enforcement action on 11/8/07.	3 requested
✓ DOB-Sp Projects			
☐ DCP			
X Comments:			
XI Owner Commu	nications:		
XII Revisions to D	atasheet:		
XIII Sources:			
Zoning Computations:	Murphy/Jahn, Dwg ZC1 "Zoning Calcu	lations," rev. 1/21/87	

300 East 85th Street

Page 1853 of 2080

300 East 85th Street

Public Space Record:

858

America

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 87t	h Street			Public	c Space Rec	ord: 859
Corniche	* %				В	ook: 296
i. General Informa	ition:					
Building Address:	301 East 8	7th Street				
Building Name:	Corniche					
Building Location:	Northeast	corner of Second Aver	nue and Ea	st 87th Stre	et	
Public Space:	Arcade		•	Plaza	Throu	gh Block Connection
	Covere	d Pedestrian Space		Residential	Plaza Throu	gh Block Galleria
	Elevate	d Plaza		Sidewalk W	idening Urbar	n Plaza
	Open A	ir Concourse		Through Blo	ck Arcade	
	Other S	Space:				
Public Space Location	: Northeast co	orner of Second Avenu	e and Eas	t 87th Street	t	
Primary Building Use:	Residential		Stories:	24	Year Completed:	1974
Block/Lot #:	1550/1		NB #:	32/72	Community Distri	ict: 8
Owner:	301 E. 87th S	t. Owners, Inc				✓ Co-op/Condo
Address:	c/o Hoffman M Street Suite	lanagement, 300 Wes 2S	st 55th	New York, 10019	NY Telephone:	(212) 247-4975
Managing Agent:	301 East 87th	Street Owners Inc., or	o Hoffman	Manageme	nt	
Address:	300 West 55ti	Street Suite 2S		New York, 10019	NY Telephone:	(212) 247-4975
Developer:		•				
Building Architect:	Philip Bimbau	m				
Principal Public Space Designer:	Philip Bimbau	m				
II. Legal Basis For	Public Spa	ce:				
Department of Bulld	lings (DOB)	City Planning Com	mission (C	CPC)	Board of St	andards and Appeals
✓ As-of-Rigi	ht		Mod	ification		(BSA)
		Certification	Spec	ial Permit		cial Permit Iance
		Chairperson's Certification		ng Amendn	nent van	arice
			Othe	r:		
Board of Estimate (I	BOE)				Other	
City Council (CC)		Owner				
Board of Estimat		Performance				
City Council Res	solution	Restrictive De	claration			
Actions:						
1 . Action: D	OB As-of-Right	Number	:		Date:	
ZR Section: 1	2-10	ZR Title	: Definition	ns		
Subject: P	laza					

301 East 87th Street Corniche

Public Space Record:

859

Book:

296

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District C2-8 (R10) Zoning Lot Area (sf)

Floor Area Ratio

Base Zoning Floor

Area (sf)

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

12

Total Built ZFA (sf):

120,840

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):

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

Page 1856 of 2080

301 East 87th Street	Public Space Record:				
Corniche		296			
IV Required Type and Size of Public Space	9 ‡šsov ^{i – K}				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Plaza	3,357.00		Marginal		
V Required Hours of Access:					
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:					
None					
VII Permitted Amenitites:					
Open Air Cafe					
Other					

Corniche		Book:	296
VIII Access for the F	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	ent:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
X Comments:			
XI Owner Communic	cations:		
XII Revisions to Dat	asheet		
XIII Sources: Zoning Computations:	Philip Bimbaum, Dwg 1 with plot plan and zoning calculations, 3/17/72		

301 East 87th Street

Public Space Record:

859

301 East 87th Street

Public Space Record:

859

Corniche

Book:

296

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

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

010 200000	u 01,001				.o opc		.	
Plymouth To	wer	·				Boo	k:	309
I. General Informa	tion:							
Building Address:	340 East 93	rd Street						
Building Name:	Plymouth To	wer						
Building Location:	Full blockfro	nt on west side of Fir	st Avenue	between E	East 92nd	and 93rd Streets	•	
Public Space:	Arcade			Plaza		Through 8	Block Connec	ction
	Covered	Pedestrian Space	~	Residentia	ıl Plaza	Through I	Block Galleria	a
	Elevated	Plaza		Sidewalk V	Videning	Urban Pla	aza	
	Open Air	Concourse		Through B	lock Arcac	ie		
	Other Sp	ace:						
Public Space Location:	: South side of	East 93rd Street wes	t of First A	venue				
Primary Building Use:	Residential		Stories:	30	Year	Completed:		1977
Block/Lot #:	1555/23		NB #:	8/77	Comr	munity District:		8
Owner:	340 East 93rd S	t. Corp.					Co-op/Co	ondo
Address:	c/o Insignia Res Avenue	idential Group, 675	Third	New York 10017	k, NY	Telephone: (2	212) 370-920	0
Managing Agent:	Insignia Reside	ntial Group						
Address:	675 Third Avenu	ie		New York 10017	c, NY	Telephone: (2	212) 370-920	0
Developer:								
Building Architect:	Schuman, Licht	enstein, Claman						
Principal Public Space Designer:	Weintraub & di	Domenico						
II. Legal Basis For	Public Space);						
Department of Build	lings (DOB)	City Planning Com	mission ((CPC)		Board of Stand		peals
As-of-Rigi	ht	Authorization	☐ Mod	Ification			BSA)	
	1	Certification	✓ Spec	cial Permit	t		l Permit	
	İ	Chairperson's Certification	☐ Zoni	ng Amend er:	Iment	_ Variano	:e	
Board of Estimate (I	BOE)	Owner				Other		
	o Dogolystian	Performance	Bond		[
✓ Board of Estimat ✓ City Council Res		Restrictive De						
Ony council nes	rotation:	i i i i i i i i i i i i i i i i i i i	viei duvii					
Actions:								
1. Action: C	PC Special Perm	t Number:	C 8606	50 ZSM	Date:	3/18/87		
ZR Section: 7	4-96	ZR Title	Special Modifica		ign Guidel	ines- Residential	Plaza	

860

340 East 93rd Street

and exhaust prohibitions

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

340 East 93rd Street Plymouth Tower

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

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

50.355

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

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

295,718

FAR:

Total Built ZFA (sf):

296,624

FAR:

12

12

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

43,943

Bonus Utilization Rate:

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

Page 1862 of 2080

Plymouth Towe	PT	Book	:: 309
IV Required Type an	d Size of Public Space:		
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	7,323.83		Hiatus
V Required Hours of	Access:		
✓ 24 Hours			
Restricted Hours			
Closings for Events			
VI Required Amenitit	es:		
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 be into a planter on East 92nd Street, 2 five-foot tea entrance and seating built into a planter on East seating built into a planter in area adjacent to ga	k benches on either side of 1 93rd Street, 3 eight-foot teal	the building k benches and
Trees on Street	16		
Other Amenity	treatment of building walls with decorative lattice 92nd Street and East 93rd Street, 9 foot square on East 93rd Street	screen and stucco wall surfa gazebo in area adjacent to g	acing on East arage entrance

340 East 93rd Street

VII Permitted Amenitites:

Open Air Cafe

Other

Public Space Record:

860

340 Eas	st 93rd Street	Public Space Record:	860
Plymou	th Tower	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			

Active APOPS Enforcement:

APOPS Compliance

Access
Amenity
Encroachment

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

Description:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations:

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

Page 1864 of 2080

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

Mill Rock Pla	aza				·	Book:	310
I. General Inform	ation:	9					
Building Address:	345 East 9	93rd Street					
Building Name:	Mill Rock	Plaza					
Building Location:	Full blocks	front on west side of Fi	irst Avenue	between Ea	st 93rd ar	nd 94th Streets	
Public Space:	Arcade		•	Plaza		Through Block Co	onnection
	Covere	d Pedestrian Space		Residential F	Plaza	Through Block G	alleria
	Elevate	ed Plaza		Sidewalk Wi	dening	Urban Plaza	
	Open A	Air Concourse		Through Blo	ck Arcade	•	
	✓ Other S	Space: Special Permit	Arcade				
Public Space Location	: North side o	f East 93rd Street wes	at of First A	venue			
Primary Building Use:	Residential		Stories:	32	Year C	ompleted:	1975
Block/Lot #:	1556/23		NB #:	80/72	Comm	unity District:	8
Owner:	Mill Rock Owr	ners Corp				√ Co⊣	op/Condo
Address:	c/o EPM Man	agement, 345 East 93	rd Street	New York, I 10128	NY 1	Telephone:	•
Managing Agent:	EPM Manage	ment					
Address:	345 East 93rd	Street		New York, I 10128	NY 1	Felephone:	
Developer:							
Building Architect:	Kavy & Kavov	itt					
Principal Public Space Designer:	M. Paul Friedt	perg & Associates					
II. Legal Basis Fo	r Public Spa	ce;				***************************************	***************************************
Department of Build	dings (DOB)	City Planning Com	mission (C	PC)	В	loard of Standards an	d Appeals
✓ As-of-Rig	ht	Authorization	Mod	ification		(BSA)	
		Certification	✓ Spec	ial Permit		Special Permit	
		Chairperson's	✓ Zoni	ng Amendm	ent	Variance	
		Certification	Othe	r:			
Board of Estimate (BOE)				^	· ·	
City Council (CC)		Owner				ther	
✓ Board of Estimat	te Resolution	Performance	Bond				
City Council Res	solution	✓ Restrictive De	claration				
Actions:							
1. Action: D	OB As-of-Right	Number:	:		Date:		
7.B Section: 1	-		: Definition	ne	-		

861

345 East 93rd Street

Page 1866 of 2080

Plaza

Subject:

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

Number: CP-22079

Date: 9/20/72

Amendment 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 C2-8 (R10)

Zoning Lot Area (sf)

25,177.00

Floor Area Ratio

10.00

Base Zoning Floor

Area (sf)

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:

Note: Total Bonus ZFA Used =

Total Built ZFA - Total Allowed Base ZFA - Total Allowed Other ZFA + Adjustment

Reason for Adjustment:

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

Page 1868 of 2080

Mill Rock Plaza			Book	: 310
IV Required Type an	d Size of Public Spa	ces		
Public Space		Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza		10,507.00		Marginal
Special Permit Arcade		1,900.00		Marginal
V Required Hours of	Access:			
✓ 24 Hours				
Restricted Hours				
Closings for Events				
VI Required Ameniti	tes:			
Planting	Plaza			
Trees within Space	Plaza: 15			
Seating	Plaza			
Tables	Plaza: 2			
Trees on Street	11			
Water Feature	Plaza: pool			

861

345 East 93rd Street

VII Permitted Amenitites:

Open Air Cafe

Other

Mill Ro	ock Plaza	Book:	310
VIII Access for th	e Physically Disabled:		
✓ Full/Partial	None		
IX Compliance ar	nd Enforcement:		
Compliance 2000/200	1		
☐ Access	Description:		
Amenity			
☐ Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
APOPS Compliance			
Access	Description:		
Amenity			
Encroachment			
Active APOPS Enforce	ement:		
Law Dept	Comment:		
☐ DOB-SEU			
DOB-Sp Projects			
DCP			
X Comments:			
XI Owner Commu	nications:		
XII Revisions to D	atasheet:		
XIII Sources:			
Zoning Computations:	Kavy & Kavovitt, Dwg 1 "Plot Plan," rev. 7/24/72		

861

345 East 93rd Street

Page 1870 of 2080

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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

					. 451	io opai	JC 1 (C)	ora.	002
Wa	aterford						Вс	ok:	308
I. Ge	neral Inform	nation:	· · · · · · · · · · · · · · · · · · ·						***************************************
Buildir	ng Address:	300 East 9	3rd Street						
Buildin	ng Name:	Waterford							
Buildin	g Location:	Southeast	corner of Second Ave	nue and E	ast 93rd St	reet			
Public	Space:	Arcade			Plaza			h Block Con	
			d Pedestrian Space		Residential			h Block Gall	eria
			uir Concourse		Sidewalk V	videning lock Arcade	Urban	riaza	
		Other S		L	rmough bi	IOUR AICAUS			
Public	Space Location	on: Southeast co	omer of Second Avenu	ue and Eas	st 93rd Stre	et			
Primar	y Building Use	e: Residential		Stories:	45	Year Co	ompleted:		1987
Block/l	_ot #:	1555/3 ,4, 5, 1	101-1323	NB #:	49/85	Commi	unity Distric	at:	8
Owner:	;	Condominium						✔ Co-op	/Condo
Addres	s:	c/o Penmark F	Realty, 5 East 86th Str	reet	New York 10029	., NY 1	elephone:		
Managi	ing Agent:	Penmark Real	ty						
Addres	s:	5 East 86th St	reet		New York 10029	, NY 1	elephone:		
Develo	per:								
Bulldin	g Architect:	Beyer Blinder	Belle						
-	al Public Designer:	Thomas Balsle	ey Associates						
II. Le	gal Basis F	or Public Spac	:e:					···	
Dep	artment of Bu	ildings (DOB)	City Planning Com	mission (C	CPC)	В	oard of Sta	ndards and	Appeals
	✓ As-of-R	lght	✓ Authorization		ification	on (BSA)			
			Certification	Spec	ial Permit			lal Permit	
			Chairperson's Certification	Zoni	ng Amendi	ment	Varia	ince	
			Certification	Othe	r:				
	rd of Estimate	(BOE)				O	ther		
City	Council (CC)		Owner			П			
		ate Resolution	Performance	Bond		homani			
c	ity Council R	esolution	✓ Restrictive De	ciaration					
Action	ıs:								
1.	Action:	DOB As-of-Right	Number:	:		Date:			
	ZR Section:	27-00	ZR Title	: Special	Urban Desig	gn Guideline	es-Residenti	al Plazas	
	Subject:	Residential Plaza		•	·				
2.	Action:	CPC Authorization	n Number:	N 97077	5 ZAM	Date:	11/5/97		
	ZR Section:	37-06	ZR Title	: Nighttim	e Closing of	f Existing P	ublic Open A	reas	
	Subject:	Authorization for r	nighttime closing of ex the plaza	isting resid	ential plaza	conditione	d upon		

862

300 Fast 93rd Street

Page 1872 of 2080

300 East 93rd Street Waterford

Public Space Record:

862

Book:

308

3. Action:

Restrictive Declaration

Number: Reel 2546, Page 10 Date: 2/17/98

ZR Section:

ZR Title:

Subject:

Notice of authorization concerning the development of the Public Open Area

4. Action:

Performance Bond

Number: 60373905

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 C2-8 (R10)

Zoning Lot Area (sf)

17,600.00

Floor Area Ratio

10.00

Base Zoning Floor

Area (sf)

176,000

Total ZLA (sf):

17.600

Total Allowed Base ZFA (sf):

176,000

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

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

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

Page 1874 of 2080

300 East 93rd Street		Publi	Public Space Record:			
Waterford		Book:				
IV Required Type and	d Size of Public Space:					
Public Space		Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Residential Plaza		4,962.00		Neighborhood		
V Required Hours of	Access:					
✓ 24 Hours	Usable Residual Space					
✓ Restricted Hours Closings for Events	Primary Space: May 1 throu 7:00 am to 7:00 pm	ugh September 30, 7:00 a	am to 10:00 pm, October 1	through April 30,		
VI Required Amenitit	es:					
Bicycle Parking	Primary Space: 6 space	es				
Drinking Fountain	Primary Space: 1					
Lighting						
Litter Receptacles	6 cubic feet					
Planting	Primary Space: 725 sf					
Plaque/Sign						
Trees within Space	Primary Space: 5; Usab	le Residual Space: 4				
Seating	Primary Space: 160 line feet including 12 If with t		ı backs; Usable Residual Sı	oace: 64 linear		
Trees on Street	9					
Water Feature	Primary Space: fountain					
VII Permitted Ameniti	ites:	**************************************				
Open Air Cafe						

Other