

300 East 93rd Street
Waterford

Public Space Record: 862
Book: 308

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:

R. Neuberger of Penmark Realty returned a marked-up copy of the owner letter and attachment sent to them in an envelope postmarked 11/12/99, noting that the Required Hours of Access should be 7:00 am to 10:00 pm rather than 7:00 am to 8:30 pm. The change was incorporated.

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: ZLA, ZFA: Department of City Planning, "Regulating Residential Towers and Plazas: Issues and Options," 11/89, page A-8; Public Space Size: Thomas Balsley Associates, Dwg L2 "Proposed Site Plan & Amenities Tabulation,"

300 East 93rd Street
Waterford

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rev. 4/22/97

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access Letter to Ron Livian, Department of Buildings from Laurence Parnes, 4/6/98

Amenities Thomas Balsley Associates, Dwg L2 " Proposed Site Plan & Amenities Tabulation," rev. 4/22/97

Site Plan Thomas Balsley Associates, Dwg L2 " Proposed Site Plan & Amenities Tabulation," rev. 4/22/97

I. General Information:**Building Address:** 445 East 80th Street**Building Name:****Building Location:** Northwest corner of York Avenue and East 80th 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:**Primary Building Use:** Residential **Stories:** 20 **Year Completed:** 1966**Block/Lot #:** 1560/21 **NB #:** 11/61 **Community District:** 8**Owner:** York Terrace Inc.☒ Co-op/Condo**Address:** 630 Fifth AvenueNew York, NY
10011-0100**Telephone:****Managing Agent:** York Terrace Inc.**Address:** 630 Fifth AvenueNew York, NY
10011-0100**Telephone:****Developer:****Building Architect:****Principal Public
Space Designer:****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:**

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

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
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Total ZLA (sf):	0	Total Allowed Base ZFA (sf):	0
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B. Bonus Zoning Floor Area:

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

Total Generated Bonus ZFA (sf):	0
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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
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D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	0
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FAR: #Num!

Total Built ZFA (sf):

FAR:

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):	0
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Bonus Utilization Rate: #Num!

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

IV Required Type and Size of Public Space:

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

V Required Hours of Access:

- ☐ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:**VII Permitted Amenities:**

- ☐ Open Air Cafe
☐ Other

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:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

401 East 80th Street

Public Space Record: 864

Book: 282

I. General Information:**Building Address:** 401 East 80th Street**Building Name:****Building Location:** Full blockfront on east side of First Avenue between East 80th and 81st 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: Northeast corner of First Avenue and East 80th Street**Primary Building Use:** Residential **Stories:** 35 **Year Completed:** 1980**Block/Lot #:** 1560/1,44 **NB #:** 3/78 **Community District:** 8**Owner:** 80-81 & First Assoc☒ Co-op/Condo**Address:** c/o Jack Resnick and Sons, 110 East 59th Street New York, NY 10022 **Telephone:** (212) 421-1300**Managing Agent:** Jack Resnick and Sons**Address:** 110 East 59th Street New York, NY 10022 **Telephone:** (212) 421-1300**Developer:** 80-81 and First Associates**Building Architect:** Philip Birnbaum**Principal Public Space Designer:** Philip Birnbaum; Thomas Balsley Associates (for alteration)**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 checked="" 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 checked="" type="checkbox"/> Variance

Board of Estimate (BOE)**City Council (CC)**

<input checked="" 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
ZR Section: 27-00
Subject: Residential Plaza

Number:
ZR Title: Definitions

Date:

-
2. Action: BSA Variance Number: 931-78-BZ Date: 3/19/79
ZR Section: 72-21 ZR Title: Findings Required for Variances
Subject: Variance to permit in a C1-9 (R10) district, on a plot with an existing multiple dwelling, the erection of a 34-story and penthouse mixed building that exceeds the permitted FAR, has less than the required lot area per room and the minimum distance between buildings, and allows 410 East 81st Street to occupy part of the plaza for 10 years
3. Action: CPC Special Permit Number: C 900225 ZSM Date: 5/30/90
ZR Section: 74-96 ZR Title: Residential Plaza Modifications
Subject: Special Permit to allow night-time closing on condition that the plaza will be improved
4. Action: BOE Resolution Number: Cal. No. 1 Date: 8/16/90
ZR Section: ZR Title:
Subject: Resolution adopting CPC Special Permit C 900225 ZSM.

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	24,315.67	10.00	243,157

Total ZLA (sf):	24,316	Total Allowed Base ZFA (sf):	243,157
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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	5,689.91	6.00	34,139
		6.00	

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):		34,139
Total Capped Bonus ZFA (sf):	2 FAR x 24,315.67 sf	48,631
TOTAL ALLOWED BONUS ZFA (sf):		34,139

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

C. Other Zoning Floor Area:

BSA Variance (sf):	931-78 BZ, 3/19/79	23,660
Transferred Development Rights (sf):		
Miscellaneous (sf):		
TOTAL ALLOWED OTHER ZFA (sf):		23,660

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	300,956
FAR:	12
Total Built ZFA (sf):	300,956
FAR:	12

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):	34,139
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

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	5,689.91	<input type="checkbox"/>	Neighborhood
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ **24 Hours** Usable Residual Space
- ☒ **Restricted Hours** Primary Space: May 1 through October 31, 7:00 am to 9:00 pm, November 1 through April 30, 7:00 am to 7:00 pm
- ☐ **Closings for Events**

VI Required Amenities:

Artwork	Primary Space: sculpture
Bicycle Parking	Primary Space: 12 spaces
Drinking Fountain	Primary Space: 1
Lighting	
Litter Receptacles	2
Planting	Primary Space: 690 sf
Plaque/Sign	1 entry plaque, 17 public signage plaques on fence sections
Trees within Space	Primary Space: 15
Seating	Primary Space: 138 linear feet including 13.8 lf with backs required, 138 lf provided; Usable Residual Space: 52 linear feet including 5.2 lf with backs required, 54 lf provided
Trees on Street	10
Other Amenity	Primary Space: 120 sf trellis

VII Permitted Amenities:

- ☐ **Open Air Cafe**
- ☐ **Other**

VIII Access for the Physically Disabled:

- ☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) A letter from Department of City Planning was sent to 80-81 and First Associates on October 23, 1984 stating that a site visit revealed that the bicycle parking facilities were missing and drinking fountain was inoperable. Response from Jack Resnick & Sons to DCP, December 7, 1984 stated that the bicycle facilities were installed and the drinking fountain was operable. (2) Site visit of fall 1999 revealed that the bicycle parking, litter receptacles, four of the street trees and seating the Usable Residual Space were missing.

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:**

(1) Melvin J. Katz, on behalf of owner, 12/24/86, to the Department of City Planning, stated that the plaza shown at 410 East 81st Street was no longer required by virtue of a BSA Variance.

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

Zoning Computations: ZLA, Public Space Size: Philip Birnbaum, Dwg Z "Zoning Computations," rev. 2/5/79; ZFA: Rosenman Colin Freund Lewis & Cohen, "Statement of Facts," page 3, 10/12/78, submitted in support of BSA Variance 931-78-BZ, 10/9/79

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access CPC Special Permit C 900225 ZSM, 5/30/90

Amenities Thomas Balsley Associates, Dwg L-4 "Plaza Improvements: Details and Amenity Tabulation," rev. 5/29/90; Philip Birnbaum, Dwg L-2 "Site Planting & Pavement Plan," rev. 3/3/80 (residual space seating); Plaque at space (trees)

Site Plan Philip Birnbaum, Dwg Z " Zoning Computations," rev. 2/5/79

I. General Information:

Building Address: 338-352 East 82nd Street

Building Name:

Building Location:

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:

Stories:

Year Completed:

Block/Lot #: 1544/30

NB #:

Community District: 8

Owner:

☐ Co-op/Condo

Address:

Telephone:

Managing Agent:

Address:

Telephone:

Developer:

Building Architect:

Principal Public
Space Designer:**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:

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

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
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Total ZLA (sf):	0	Total Allowed Base ZFA (sf):	0
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B. Bonus Zoning Floor Area:

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

Total Generated Bonus ZFA (sf):	0
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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
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D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	0
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FAR: #Num!

Total Built ZFA (sf):

FAR:

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):	0
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Bonus Utilization Rate: #Num!

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

IV Required Type and Size of Public Space:

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

V Required Hours of Access:

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

VI Required Amenities:**VII Permitted Amenities:**

- ☐ Open Air Cafe
- ☐ Other

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:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

401 East 84th Street
Dunhill

Public Space Record: 866
Book: 289

I. General Information:

Building Address: 401 East 84th Street

Building Name: Dunhill

Building Location: Northeast corner of First Avenue and East 84th Street

Public Space:

<input type="checkbox"/> Arcade	<input type="checkbox"/> Plaza	<input type="checkbox"/> Through Block Connection
<input type="checkbox"/> Covered Pedestrian Space	<input 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: Open Plaza		

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

Primary Building Use: Residential Stories: 27 Year Completed: 1987

Block/Lot #: 1564/5, 1101-1189 NB #: 84/85 Community District: 8

Owner: Condominium

☒ Co-op/Condo

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

Managing Agent: Akam Associates Management

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

Developer: Ganbir Construction Corp.

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:

- Action: CPC Special Permit Number: C 850235 A ZSM Date: 8/26/85
ZR Section: 74-95 ZR Title: Housing Quality
Subject: Special Permit to facilitate the development of a 28-story residential building pursuant to Housing Quality; developer will provide "open plaza," bonus is granted for neighborhood amenity of 12 lamp posts
- Action: CPC Modification Number: M 850235 B ZSM Date: 5/20/87
ZR Section: 74-95 ZR Title: Housing Quality
Subject: Minor modifications to the previously approved special permit affecting, among other things, sidewalk treatment and trees

401 East 84th Street
Dunhill

Public Space Record: 866
Book: 289

3. Action: BOE Resolution Number: Cal. No. 4 Date: 10/10/85
ZR Section: ZR Title:
Subject: Resolution adopting CPC Special Permit C 850235 A ZSM.

401 East 84th Street
Dunhill

Public Space Record: 866
Book: 289

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)	8,721.20	10.00	87,212
R8	5,108.50	4.00	20,434
Total ZLA (sf):	13,830	Total Allowed Base ZFA (sf):	107,646

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
	Other Bonus ZFA:	Neighborhood Improvements	17,440
		Total Generated Bonus ZFA (sf):	17,440
	Total Capped Bonus ZFA (sf):	2 FAR x 8,721.2 sf	17,442
		TOTAL ALLOWED BONUS ZFA (sf):	17,440

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):	125,086
FAR:	9
Total Built ZFA (sf):	124,647
FAR:	9

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):	17,001
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

401 East 84th Street
Dunhill

Public Space Record: 866
Book: 289

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Open Plaza	846.00	<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:

Planting

Trees within Space 3

Trees on Street 7

Other Amenity 12 lamp posts of the kind used throughout the City's public park system

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

401 East 84th Street
Dunhill

Public Space Record: 866
Book: 289

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Site visit of fall 1999 revealed that the required decorative lamp fixtures and four street trees were missing.

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: Liebman Liebman Associates, Dwg "Zoning Calculations," 11/25/85; Public Space Size: Scaled from Liebman Liebman Associates, Dwg Z-6b "Floor Plans," rev. 11/26/86

401 East 84th Street
Dunhill

Public Space Record: 866
Book: 289

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities CPC Special Permit C 850235 (A) ZSM, 8/26/85; Liebman Liebman Associates, Dwg Z-6b "Floor Plans" rev. 11/26/86

Site Plan Liebman Liebman Associates, Dwg Z-6b "Floor Plans," rev. 11/26/86

I. General Information:**Building Address:** 1646 First Avenue**Building Name:****Building Location:** East side of First Avenue between East 85th and 86th Streets

Public Space:

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

Public Space Location:**Primary Building Use:** Residential **Stories:** 17 **Year Completed:** 1968**Block/Lot #:** 1565/1 **NB #:** 83/65 **Community District:** 8**Owner:** Tri-Faith Housing Co. (co-op)☒ Co-op/Condo**Address:****Telephone:****Managing Agent:** Sulzberger-Rolfe Inc.**Address:** 654 Madison AvenueNew York, NY
10021**Telephone:** (212) 705-4600**Developer:****Building Architect:** Frederick Frost**Principal Public
Space Designer:** Frederick Frost**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:**

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

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-5 (R10)	19,238.60	10.00	192,386
C1-9 (R10)		10.00	
Total ZLA (sf):	19,239	Total Allowed Base ZFA (sf):	192,386

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
	9,364.00	6.00	56,184

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):		56,184
Total Capped Bonus ZFA (sf):	2 FAR x 19,238.6 sf	38,477
TOTAL ALLOWED BONUS ZFA (sf):		38,477

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):	230,863
FAR:	12
Total Built ZFA (sf):	161,943
FAR:	8

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):	-30,443
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

IV Required Type and Size of Public Space:

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

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

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

Zoning Computations: ZLA: Sanborn Manhattan Land Book, 1994-95, plate 115; GFA from New Building Application, DOB received 9/27/97; PSS: DCP Open Space Data Sheet, 1984

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

444 East 86th Street

Public Space Record: 868

Book: 294

I. General Information:

Building Address: 444 East 86th Street

Building Name:

Building Location: South side of East 86th Street between York and First Avenues

Public Space:

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

Public Space Location: West side of York Avenue between East 85th Street and East 86th Street

Primary Building Use: Residential **Stories:** 37 **Year Completed:** 1974

Block/Lot #: 1565/17,29 **NB #:** 26/67 **Community District:** 8

Owner: 444 E 86 Owners Corp.

☒ Co-op/Condo

Address: c/o Century Operating Corporation, 7 Penn Plaza, Suite 1400 New York, NY 10001 **Telephone:** (212) 772-3948

Managing Agent: Century Operating Corporation

Address: 7 Penn Plaza, Suite 1400 New York, NY 10101 **Telephone:** (212) 560-6400

Developer: Kal Associates

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

2. Action: BSA Variance Number: 46-70 BZ Date: 5/12/70
ZR Section: 72-21 ZR Title: Findings Required for Variances
Subject: Variance to permit the erection of 37-story building that exceeds the permitted FAR, has less than the required lot area per room and encroaches on the minimum distance between buildings; variance requires that the "open space fronting on York Avenue be landscaped and maintained for community use, and that a detailed plan of the development of this open space be submitted to the Chairman of the Board for approval on behalf of the Board ..."

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

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10, C1-5	22,482.00	10.00	224,820
R8	9,602.92	6.00	57,618
Total ZLA (sf):	32,085	Total Allowed Base ZFA (sf):	282,438

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	7,610.00	6.00	45,660

Other Bonus ZFA:

	Total Generated Bonus ZFA (sf):	45,660
Total Capped Bonus ZFA (sf):	2 FAR x 22,482 sf	44,964
	TOTAL ALLOWED BONUS ZFA (sf):	44,964

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

C. Other Zoning Floor Area:

BSA Variance (sf):	46-70 BZ, 5/12/70	48,115
Transferred Development Rights (sf):		
Miscellaneous (sf):		
	TOTAL ALLOWED OTHER ZFA (sf):	48,115

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	375,516
FAR:	12
Total Built ZFA (sf):	375,381
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):	44,829
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

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	7,610.00	<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:

Lighting
Planting
Trees within Space
Seating

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

- ☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Fall 1998 site visit revealed locked gates. (2) Site visit of fall 1999 revealed that the Plaza on York Avenue and portions of the Plaza on East 86th Street were gated

Compliance 2000/2001

- ☒ Access Description: A site visit of summer 2000 revealed that the plaza on York Avenue is gated and closed even though it is required to be open 24 hours a day.
- ☐ Amenity
- ☐ Encroachment

Active Enforcement:

- ☐ Law Dept Comment: The Department of City Planning sent a letter to the building owner on November 28th, 2000 notifying them of the compliance issue and requesting action within 30 days after which the matter would be referred to the Department of Buildings. Neil Levin of Century Operating Corporation wrote to the Department on 12/21/00 stating that the mini-park is open 24 hours per day, 7 days per week as required.
- ☐ 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:**

Neil Levin of Century Operating Corporation returned the confirmation letter on 10/21/99 noting revised telephone numbers and that the required hours of access should be 8:00 am to 9:30 pm. He stated in a telephone call with Philip Schneider, 10/21/99, that he had no records that indicated the restricted hours of the plaza.

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

Zoning Computations: Philip Birnbaum, Dwg Z1 "Submission of Plans & Data ...," date missing



Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities Philip Birnbaum, Dwg "Proposed Plaza Improvement at 436 to 444 East 86th St.," 5/12/75

Site Plan Philip Birnbaum, Dwg 1-a "Plan showing site & adjoining lots with bldgs," undated



1675 York Avenue
Andover

Public Space Record: 869
Book: 303

I. General Information:

Building Address: 1675 York Avenue

Building Name: Andover

Building Location: Full blockfront on west side of York Avenue between East 88th and 89th 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: West side of York Avenue between East 88th Street and East 89th Street

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

Block/Lot #: 1568/21 **NB #:** 85/69 **Community District:** 8

Owner: Arlit Flushing Associates

Address: c/o Glenwood Management, 1200 Union Turnpike New Hyde Park, NY 11040 **Telephone:** (718) 343-6400 ☒ Co-op/Condo

Managing Agent: Glenwood Management

Address: 1200 Union Turnpike New Hyde Park, NY 11040 **Telephone:** (718) 343-6400

Developer: Madison Holding Corp. and Arwin East 88th St. Co.

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

1675 York Avenue
Andover

Public Space Record: 869
Book: 303

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10	25,177.45	10.00	251,775
R8	5,438.30	6.00	32,630
Total ZLA (sf):		30,616	Total Allowed Base ZFA (sf): 284,404

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	11,754.00	6.00	70,524

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	70,524
Total Capped Bonus ZFA (sf):	2 FAR x 25,177.45 sf 50,355
TOTAL ALLOWED BONUS ZFA (sf):	50,355

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

C. Other Zoning Floor Area:

BSA Variance (sf):	595-70 BZ, 3/16/71	25,823
Transferred Development Rights (sf):		
Miscellaneous (sf):		
TOTAL ALLOWED OTHER ZFA (sf):		25,823

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	360,582
FAR:	12
Total Built ZFA (sf):	356,184
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):	45,957
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

1675 York Avenue
Andover

Public Space Record: 869
Book: 303

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	7,640.10	<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

1675 York Avenue
Andover

Public Space Record: 869
Book: 303

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

Compliance 2000/2001

☐ Access Description:
☐ Amenity
☐ Encroachment

Active Enforcement:

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

APOPS Compliance

☐ Access Description:
☐ Amenity
☐ Encroachment

Active APOPS Enforcement:

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

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: ZLA, ZFA: Philip Birnbaum, Dwg 1 "Submission of Plans & Data for Variance to Zoning Resolution," undated, filed with BSA 352-72-BZ, 11/21/72; Public Space Size: Calculated from Philip Birnbaum, Dwg 2 "Site Plan with Adjoining Plots & Buildings," undated, filed with BSA 352-72-BZ, 11/21/72

1675 York Avenue
Andover

Public Space Record: 869
Book: 303

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

Philip Birnbaum, Dwg 2 "Site Plan with Adjoining Plots & Buildings," filed with BSA 352-72-BZ, 11/21/72

1725 York Avenue
East River Towers

Public Space Record: 870
Book: 304

I. General Information:

Building Address: 1725 York Avenue

Building Name: East River Towers

Building Location: Full blockfront on west side of York Avenue between East 89th and 90th 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 York Avenue and East 89th Street

Primary Building Use: Residential **Stories:** 33 **Year Completed:** 1970

Block/Lot #: 1569/16 **NB #:** 83/68 **Community District:** 8

Owner: 1725 York Owners Corp.

Address: c/o Gumley-Haft Inc., 415 Madison Avenue, 5th floor New York, NY 10017 **Telephone:** (212) 371-2525

Managing Agent: Gumley-Haft Inc.

Address: 415 Madison Avenue, 5th floor New York, NY 10017 **Telephone:** (212) 371-2525

Developer:

Building Architect: Horace Ginsbern and Associates

Principal Public Space Designer: Horace Ginsbern and 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

1725 York Avenue
East River Towers

Public Space Record: 870
Book: 304

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10	22,760.10	10.00	227,601
R8	11,984.30	5.39	64,595

Total ZLA (sf):	34,744	Total Allowed Base ZFA (sf):	292,196
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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	7,862.85	6.00	47,177

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	47,177
Total Capped Bonus ZFA (sf):	2 FAR x 22,760.10 sf 45,520
TOTAL ALLOWED BONUS ZFA (sf):	45,520

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):	337,716
FAR:	10
Total Built ZFA (sf):	335,431
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):	43,235
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

1725 York Avenue
East River Towers

Public Space Record: 870
Book: 304

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	7,233.82	<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

1725 York Avenue
East River Towers

Public Space Record: 870
Book: 304

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:

Telephone call, 11/99, from Alan Gershon of Gumley-Haft indicating that the name of the building has been changed to East River Towers

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: Horace Ginsbern and Associates, Dwg C-1 "Zoning Computations," rev. 2/12/69

1725 York Avenue
East River Towers

Public Space Record: 870
Book: 304

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan Horace Ginsbern and Associates, Dwg C-1 "Zoning Computations," rev. 2/12/69

515 East 79th Street
Asten House

Public Space Record: 871
Book: 275

I. General Information:

Building Address: 515 East 79th Street
Building Name: Asten House
Building Location: North side of East 79th Street between East End and York Avenues

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 79th Street between East End Avenue and York Avenue

Primary Building Use: Residential **Stories:** 30 **Year Completed:** 1982

Block/Lot #: 1576/14 **NB #:** 33/80 **Community District:** 8

Owner: 79 St & East End Ave Corp ☒ Co-op/Condo

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

Managing Agent: Insignia Residential Group

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

Developer:

Building Architect: Philip Birnbaum

Principal Public Space Designer: Philip Birnbaum

II. Legal Basis For Public Space:

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

Board of Estimate (BOE)	Owner	Other
City Council (CC)		
<input type="checkbox"/> Board of Estimate Resolution	<input type="checkbox"/> Performance Bond	<input type="checkbox"/>
<input type="checkbox"/> City Council Resolution	<input type="checkbox"/> Restrictive Declaration	

Actions:

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

515 East 79th Street
Asten House

Public Space Record: 871
Book: 275

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10	18,893.25	10.00	188,933

Total ZLA (sf):	18,893	Total Allowed Base ZFA (sf):	188,933
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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	5,965.62	6.00	35,794

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	35,794
Total Capped Bonus ZFA (sf):	2 FAR x 18,893.25 sf
TOTAL ALLOWED BONUS ZFA (sf):	35,794

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):	224,726
FAR:	12
Total Built ZFA (sf):	224,567
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):	35,635
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

515 East 79th Street
Asten House

Public Space Record: 871
Book: 275

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	5,965.62	<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:

Bicycle Parking	Primary Space: 9 spaces
Drinking Fountain	Primary Space: 1
Lighting	
Litter Receptacles	8.6 cubic feet
Planting	Primary Space: 650 sf required, 965.25 sf provided
Plaque/Sign	
Trees within Space	Primary Space: 7; Usable Residual Space: 1
Seating	Primary Space: 145 linear feet including 14.5 lf with backs required, 186 lf provided; Usable Residual Space: 15.6 linear feet including 1.56 lf with backs required, 16 lf provided
Trees on Street	7

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

- ☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) A fall 1998 site visit revealed that there was a fence with gates at the entry to the primary space. Residential Plazas are not allowed to be gated if they face on a wide street unless they receive a CPC authorization. Visual Residual Space appears to have a 6' high fence.

Compliance 2000/2001

- ☒ Access
☒ Amenity
☐ Encroachment

Description:

A site visit of summer 2000 revealed that gates were in place, but open, in the Plaza which is required to be open 24 hours a day. Gates are not permitted obstructions in this public space. The required bicycle parking and plaque were missing.

Active Enforcement:

- ☐ Law Dept
☐ DOB-SEU
☐ DOB-Sp Projects
☒ DCP

Comment:

The Department of City Planning sent a letter to the building owner on November 28th, 2000 notifying them of the compliance issue and requesting action within 30 days after which the matter would be referred to the Department of Buildings. Eileen Cannon, Isignia Realty, 692-8356, called on 12/22/00 requesting information about a nighttime closing. Eileen Cannon called on 1/18/01 requesting information on the procedure for a nighttime closing. DOB issued violations 34315817M and 34315818Y (pending) for failure to provide access, plaque and sign on 3/05/02.

APOPS Compliance

- ☒ Access
☒ Amenity
☐ Encroachment

Description:

DCP requested DOB inspection on 11/9/06 because of locked gates and missing signage. DOB reissued ecb violation 3455643Z on 12/22/06

Active APOPS Enforcement:

- ☐ Law Dept
☒ DOB-SEU
☒ DOB-Sp Projects
☐ DCP

Comment:

DCP requested DOB inspection on 11/9/06 because of locked gates and missing signage. DOB reissued ecb violation 3455643Z on 12/22/06

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

Todd Pickard, attorney for the building (212 246 2400), notified DCP in a telephone call on 4/25/01 that the correct name of the building is Asten House.

XIII Sources:

Zoning Computations: Philip Birnbaum, Dwg Z "Zoning Computations," rev. 10/7/82

515 East 79th Street
Asten House

Public Space Record: 871
Book: 275

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities Philip Birnbaum, Dwg L-1 "Landscape Plan and Details," submitted with N801099ZCM, received by DCP 12/18/80

Site Plan Philip Birnbaum, Dwg Z "Zoning Computations," rev. 10/7/82

1520 York Avenue
Caldwell

Public Space Record: 872
Book: 283

I. General Information:

Building Address: 1520 York Avenue
Building Name: Caldwell
Building Location: Northeast corner of York Avenue and East 80th 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 York Avenue and East 80th Street

Primary Building Use: Residential **Stories:** 31 **Year Completed:** 1972

Block/Lot #: 1577/1 **NB #:** 72/68 **Community District:** 8

Owner: Park Holding Company

☐ Co-op/Condo

Address: c/o Glenwood Management, 1200 Union Turnpike
New Hyde Park, NY 11040 **Telephone:** (718) 343-6400

Managing Agent: Glenwood Management

Address: 1200 Union Turnpike
New Hyde Park, NY 11040 **Telephone:** (718) 343-6400

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

1520 York Avenue
Caldwell

Public Space Record: 872
Book: 283

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-5 (R10), R8	22,028.92	10.00	220,289

Total ZLA (sf):	22,029	Total Allowed Base ZFA (sf):	220,289
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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	7,385.52	6.00	44,313

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	44,313
Total Capped Bonus ZFA (sf):	2 FAR x 22,028.92 sf 44,058
TOTAL ALLOWED BONUS ZFA (sf):	44,058

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):	264,347
FAR:	12
Total Built ZFA (sf):	267,807
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):	44,313
Bonus Utilization Rate:	1

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

Reason for Adjustment: -3,205

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

1520 York Avenue
Caldwell

Public Space Record: 872
Book: 283

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	7,385.52	<input 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

1520 York Avenue
Caldwell

Public Space Record: 872
Book: 283

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

Compliance 2000/2001

☐ Access Description:
☐ Amenity
☐ Encroachment

Active Enforcement:

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

APOPS Compliance

☐ Access Description:
☐ Amenity
☐ Encroachment

Active APOPS Enforcement:

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

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: ZLA, Public Space Size: Calculated from Earl B. Lovell - S.P. Belcher, Inc., "Survey," 6/1/74; ZFA: Calculated from Total Floor Area listed in New Building Application NB 72/68, See Comments

1520 York Avenue
Caldwell

Public Space Record: 872
Book: 283

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access Zoning Resolution, Section, 12-10

Amenities Zoning Resolution, Section, 12-10

Site Plan Earl B. Lovell - S.P. Belcher, Inc., "Survey," 6/1/74

I. General Information:**Building Address:** 60 East End Avenue**Building Name:****Building Location:** Northwest corner of East End Avenue and East 82nd 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 East 82nd Street and East End Avenue**Primary Building Use:** Residential **Stories:** 42 **Year Completed:** 1972**Block/Lot #:** 1579/19, 21, 22-26, 32, 34 **NB #:** 108/68 **Community District:** 8**Owner:** Sixty East End Owners Inc.**Address:** c/o Akam Associates Management, 420 Lexington Avenue New York, NY 10170 **Telephone:** (212) 986-0001 ☒ Co-op/Condo**Managing Agent:** Akam Associates Management**Address:** 420 Lexington Avenue New York, NY 10170 **Telephone:** (212) 986-0001**Developer:****Building Architect:** Russell M. Boak Associates; Philip Birnbaum**Principal Public Space Designer:** Russell M. Boak Associates; 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)
R10	15,513.02	10.00	155,130
R8	11,408.67	6.00	68,452
		6.00	
Total ZLA (sf):	26,922	Total Allowed Base ZFA (sf):	223,582

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	7,273.67	6.00	43,642
		6.00	

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):		43,642
Total Capped Bonus ZFA (sf):	2 FAR x 15,513.02 sf	31,026
TOTAL ALLOWED BONUS ZFA (sf):		31,026

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

C. Other Zoning Floor Area:

BSA Variance (sf):	216-70 BZ, 6/23/70	69,764
Transferred Development Rights (sf):		
Miscellaneous (sf):		
TOTAL ALLOWED OTHER ZFA (sf):		69,764

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	324,372
FAR:	12
Total Built ZFA (sf):	324,372
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):	31,026
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

60 East End Avenue

Public Space Record: 873

Book: 284

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	5,164.31	<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:

(1) Fall 1998 site visit revealed that the Plaza over the garage is not accessible and visible. Recheck needed in 2000.

Compliance 2000/2001

- ☒ Access Description:
A site visit of summer 2000 revealed that there was no access to the required plaza on East 83rd Street.
- ☐ Amenity
- ☐ Encroachment

Active Enforcement:

- ☐ Law Dept Comment:
The Department of City Planning sent a letter to the building owner on November 28th, 2000 notifying them of the compliance issue and requesting action within 30 days after which the matter would be referred to the Department of Buildings. On February 14, 2001, the owner's attorney, Eva Talel, wrote to the Department stating that the space was built according to the approved plans and that landscaping would be restored in the Spring of 2001. The Department responded in March 2001. Richard Siegler (212 806-5464) of Strook & Strook called on March 10, 2001 to schedule a meeting on 4/04/01 to discuss the issue. Ross Moscowitz met with DCP in October 2001 to discuss settlement options.
- ☐ 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: Russell M. Boak Associates, Dwg 1A "Title Sheet," 12/20/68 and Philip Birnbaum, Dwg "Zoning Calculations," date unreadable, submitted for BSA 216-70 BZ, 6/23/70, ZFA: Philip Birnbaum, Dwg "Zoning Calculations," date

unreadable, submitted for BSA Variances 216-70 BZ, 6/23/70, and 369-72 BZ11/14/72. Public Space Size: Russell M. Boak Associates, Dwg 2 "Plan of First Floor," 12/20/68, submitted for BSA Variance 88-69 BZ and Philip Birnbaum, Dwg 5 "First Floor Plan," date unreadable, submitted for BSA Variance 216-70 BZ, 6/23/70

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Philip Birnbaum, Dwg 5 "First Floor Plan," date unreadable, submitted for BSA Variance 216-70 BZ, 6/23/70

Site Plan

Philip Birnbaum, Dwg 5 "First Floor Plan" date unreadable, submitted for BSA Variance 216-70 BZ and Russell M. Boak Associates, Dwg 2 "Plan of First Floor," 12/20/68, submitted for BSA Variance 88-69 BZ, 6/23/70

I. General Information:**Building Address:** 108 East 96th Street**Building Name:****Building Location:** South side of East 96th Street between Park and Lexington 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:** 20**Year Completed:****Block/Lot #:** 1524/65**NB #:** 59/85**Community District:** 8**Owner:** Park View Associates☐ Co-op/Condo**Address:** 64-35 Yellowstone BlvdForest Hills, NY
11375**Telephone:** (718) 896-9600**Managing Agent:** Laurence T. Ginsberg, c/o Algin Management Company**Address:** 64-35 Yellowstone BlvdForest Hills, NY
11375**Telephone:** (718) 896-9600**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:**

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

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10	9,063.40	10.00	90,634
R10 (PI)	1,007.10	10.00	10,071
Total ZLA (sf):	10,071	Total Allowed Base ZFA (sf):	100,705

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
		6.00	

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	0
Total Capped Bonus ZFA (sf):	2 FAR x 9,063.4 sf
	18,127
TOTAL ALLOWED BONUS ZFA (sf):	0

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):	100,705
FAR:	10
Total Built ZFA (sf):	
FAR:	

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):	-100,705
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

IV Required Type and Size of Public Space:

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

V Required Hours of Access:

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

VI Required Amenities:**VII Permitted Amenities:**

- ☐ Open Air Cafe
- ☐ Other

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 Clamon Efron, Dwg A-6 " Zoning Calculation," 7/2/85

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan Schuman Lichtenstein Clamon Efron/architects, Dwg A-6, " Zoning Calculation" 7/2/85

303 East 60th Street
Evansview

Public Space Record: 875
Book: 247

I. General Information:

Building Address: 303 East 60th Street
Building Name: Evansview
Building Location: North side of East 60th Street between First and Second Avenues

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 60th Street east of Second Avenue

Primary Building Use: Residential **Stories:** 39 **Year Completed:** 1987

Block/Lot #: 1435/51,52, 1001-1058 **NB #:** 39/85 **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:

Building Architect: The Gruzen Partnership

Principal Public Space Designer: The Gruzen Partnership

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

303 East 60th Street
Evansview

Public Space Record: 875
Book: 247

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)	13,041.50	10.00	130,415

Total ZLA (sf):	13,042	Total Allowed Base ZFA (sf):	130,415
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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	4,316.00	6.00	25,896

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	25,896
Total Capped Bonus ZFA (sf):	2 FAR x 13,041 sf
TOTAL ALLOWED BONUS ZFA (sf):	25,896

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):	156,311
FAR:	12
Total Built ZFA (sf):	156,311
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):	25,896
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 60th Street
Evansview

Public Space Record: 875
Book: 247

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	4,316.00	<input type="checkbox"/>	Hiatus
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

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

VI Required Amenities:

Bicycle Parking

Drinking Fountain 1

Lighting

Litter Receptacles

Planting

Plaque/Sign

Trees within Space

Seating

Trees on Street 6

VII Permitted Amenities:

- ☐ Open Air Cafe
- ☐ Other

VIII Access for the Physically Disabled:

- ☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Fall 1998 site visit revealed locked gates. (2) Site visit of fall 1999 revealed that the required bicycle parking, drinking fountain, litter receptacle, plaque and street trees were missing.

Compliance 2000/2001

- ☒ Access ☐ Description:
☒ Amenity A site visit of summer 2000 revealed that the permitted gates were not open and required the doorman to allow entry. Fence and gate do not meet the requirements for access. The site visit also revealed that the required bicycle parking, drinking fountain, litter receptacles, plaque, and seating were missing.
☐ Encroachment

Active Enforcement:

- ☐ Law Dept ☐ Comment:
☐ DOB-SEU The Department of City Planning sent a letter to the building owner on November 28th, 2000 notifying them of the compliance issue and requesting action within 30 days after which the matter would be referred to the Department of Buildings. Brian Bernstein wrote to the Department on 12/3/00 requesting further information which was sent on 12/20/00. He called on 1/04/01 and stated that he would check the gates for compliance to 27-113. The Department called him on 3/23/01 & 3/26/01 to determine the status of the non-compliance. DCP telefaxed Bernstein on 3/27/01 requesting a response and Bernstein called 3/27/01 to report that he was very busy and would reply shortly. Brian Bernstein called on 3/30/01 to inform the Department that the building had hired an architect to redesign the entrance and to bring the space into compliance. Bernstein left a message with DCP that he would call on 4/9/01. In a phone conversation with Brian Bernstein on 4/10/01, DCP requested compliance plan, he will call 4/17/01 with compliance plan. DCP called him on 4/17/01, 4/18/01, 4/20/01 with no reply from him. DCP referred the matter to DOB on 4/24/01. DOB will investigate if the fence permit was issued incorrectly and start 10 revocation process. DOB investigated other complaints on 5/7/01. DOB report of 5/01 noted "no complaint on record," DCP referred DOB to complaint filed by DCP. DOB issued a 10 day letter of revocation of the fence permit on 8/22/01. DOB notified DCP on 9/24/01 that façade repair work resulted in closing of the Plaza. DOB will reinspect 1/02.
☒ DOB-Sp Projects
☐ DCP

APOPS Compliance

- ☐ Access ☐ Description:
☐ Amenity
☐ Encroachment

Active APOPS Enforcement:

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

X Comments:

(1) The Evansview Condominium occupies Block 1435, Lots 1001 to 1058. The size of that collection of lots is 200.83 feet by 50 feet, totalling 10,041.5 sf. In 1985, the owner of the Evansview Condominium entered into a "Single Zoning Lot Agreement" (see Reel 1628 Page 1725) with the owner of adjoining Lots 50 and 51 totalling 3,000 sf. Thus, the size of the Zoning Lot Area for purposes of computing Total Base Zoning Floor Area is 13,041.5 sf. Total Built ZFA includes 8,450 sf located in two four-story buildings located on Lots 50 and 51. The Single Zoning Lot Agreement states that the "excess Floor Area pertaining to the Alessandro Lots [Lots 50 and 51] is hereby reduced by 21,550 square feet, and the Associates Lots [Lots 1001-1058] are benefitted by increasing the floor Area pertaining thereto...by 21,500 square feet. (2) No plans are available at DOB indicating Total Built Zoning Floor area. Based on information contained in the condominium offering plan, Residential Construction in Manhattan (Yale Robbins), and Manhattan Land Book of the City of New York (First American Real Estate

303 East 60th Street
Evansview

Public Space Record: 875
Book: 247

Solutions), The Total Built ZFA, including 8,450 sf in two buildings on Lots 50 and 51 incorporated into the Zoning Lot Area by the "Single Zoning Lot Agreement," is estimated to be 162,200 sf. This amount exceeds the Total Allowed ZFA of 156,311 sf. For purposes here, Total Built ZFA is assumed to be the same as Total Allowed ZFA. (3) DOB BIS 101018845 approved a fence on 4/21/95 for the nighttime closing around the Residential Plaza.

XI Owner Communications:

XII Revisions to Datasheet:

Comments revised to include BIS 101018845 for fence, correction to Total Built Zoning Floor Area so that it equals Total Allowed Zoning Floor Area (based on corrected Zoning Lot Area).

XIII Sources:

Zoning Computations: ZLA, Public Space Size: Calculated from Gruzen Partnership, Dwg F-13 "Plot Plan," date missing; ZFA: See Comments

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities Zoning Resolution Section 27-00, Special Urban Design Guidelines-Residential Plazas; The Gruzen Partnership, Dwg F-13 "Plot Plan," date missing (for street trees)

Site Plan The Gruzen Partnership, Dwg F-13 "Plot Plan," date missing

524 East 72nd Street
Belaire

Public Space Record: 876
Book: 265

I. General Information:

Building Address: 524 East 72nd Street

Building Name: Belaire

Building Location: South side of East 72nd Street between FDR Drive and York Avenue

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 71st Street west of FDR Drive

Primary Building Use: Residential/Community Facility **Stories:** 43 **Year Completed:** 1988

Block/Lot #: 1483/1001-1147 **NB #:** 6/86 **Community District:** 8

Owner: Condominium

☒ Co-op/Condo

Address: c/o Gumley-Haft Inc., 415 Madison Avenue, 5th floor New York, NY 10017 **Telephone:** (212) 371-2525

Managing Agent: Gumley-Haft Inc.

Address: 415 Madison Avenue, 5th floor New York, NY 10017 **Telephone:** (212) 371-2525

Developer:

Building Architect: Frank Williams & Associates

Principal Public Space Designer: Frank Williams & 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: 27-00

ZR Title: Special Urban Design Guidelines-Residential Plazas

Subject: Residential Plaza

524 East 72nd Street
Belaire

Public Space Record: 876
Book: 265

2. Action: Surety Bond Number: S 200 0549 Date: 6/28/1989
 ZR Section: 27-44 ZR Title: Surety Bond
 Subject: \$4,841.27 bond issued by the Washington International Insurance Company, New York, NY,
 pursuant to the special urban design guidelines for residential plazas set forth in Sections 27-
 41, et seq, of the Zoning Resolution, including the maintenance of such plaza in a litter-free
 condition and replacement of mandatory trees, moveable seating, drinking fountain, bicycle
 rack and plaque.

524 East 72nd Street
Belaire

Public Space Record: 876
Book: 265

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R9 (Community Fa	25,542.00	10.00	255,420

Total ZLA (sf):	25,542	Total Allowed Base ZFA (sf):	255,420
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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	8,412.66	6.00	50,476

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):	50,476
Total Capped Bonus ZFA (sf):	2 FAR x 25,542 sf
	51,084
TOTAL ALLOWED BONUS ZFA (sf):	50,476

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):	305,896
FAR:	12
Total Built ZFA (sf):	271,293
FAR:	11

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):	15,873
Bonus Utilization Rate:	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

524 East 72nd Street
Belaire

Public Space Record: 876
Book: 265

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	2,607.92	<input checked="" type="checkbox"/>	Neighborhood
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

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

VI Required Amenities:

Bicycle Parking

Drinking Fountain

Lighting

Litter Receptacles

Plaque/Sign

Trees within Space

Seating

Trees on Street

VII Permitted Amenities:

- ☐ Open Air Cafe
- ☐ Other

524 East 72nd Street
Belaire

Public Space Record: 876
Book: 265

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: Frank Williams & Associates, Dwg A-2 "Zoning," approved 10/3/86 by DOB

524 East 72nd Street
Belaire

Public Space Record: 876
Book: 265

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access Zoning Resolution Section 27-00, Special Urban Design Guidelines-Residential Plazas

Amenities Zoning Resolution Section 27-00, Special Urban Design Guidelines-Residential Plazas

Site Plan Frank Williams & Associates, Dwg A-2 "Zoning," approved 10/3/86 by DOB

455 East 86th Street
Channel Club

Public Space Record: 878
Book: 295

I. General Information:

Building Address: 455 East 86th Street

Building Name: Channel Club

Building Location: Northwest corner of York Avenue and East 86th Street

Public Space:

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

Public Space Location: Northwest corner of Third Avenue and East 86th Street

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

Block/Lot #: 1566/22, 27, 28, 29, 126, 128, 1001 NB #: 3/85 Community District: 8

Owner: Condominium

Address: c/o Insignia Residential Group, 675 Third Avenue New York, NY 10017 Telephone: (212) 370-9299

Managing Agent: Insignia Residential Group

Address: 675 Third Avenue New York, NY 10017 Telephone: (212) 370-9299

Developer: Sutton East Associates

Building Architect: Wechsler, Grasso, Menziuso

Principal Public Space Designer: Wechsler, Grasso, Menziuso

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: Surety Bond Number: S-200-2221 Date: 2/1/1990
ZR Section: 27-44 ZR Title: Surety Bond
Subject: \$1,750.00 bond issued by the Washington International Insurance Company for the maintenance of such plaza in a litter-free condition and replacement of mandatory trees, drinking fountain, bicycle rack and plaque as required.

455 East 86th Street
Channel Club

Public Space Record: 878
Book: 295

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-5 (R10)	20,586.65	10.00	205,867
Total ZLA (sf):		20,587	Total Allowed Base ZFA (sf): 205,867

B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Residential Plaza	1,982.50	6.00	11,895

Other Bonus ZFA:	Inclusionary Housing, Zoning R	800
Total Generated Bonus ZFA (sf):		12,695
Total Capped Bonus ZFA (sf):	2 FAR x 20,587.65 sf	41,175
TOTAL ALLOWED BONUS ZFA (sf):		12,695

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):	218,562
FAR:	11
Total Built ZFA (sf):	218,548
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):	12,682
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

455 East 86th Street
Channel Club

Public Space Record: 878
Book: 295

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	1,982.50	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Neighborhood

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

Bicycle Parking	Primary Space: 4 spaces
Drinking Fountain	Primary Space: 1
Lighting	
Litter Receptacles	4 cubic feet
Planting	238 sf required, 357 sf provided
Plaque/Sign	
Trees within Space	Primary Space: 3; Usable Residual Space: 1
Seating	Primary Space: 52.9 linear feet including 5.29 lf with backs required, 54.0 lf provided; Usable Residual Space: 9.66 linear feet including 0.96 lf with backs required, 11 lf provided
Trees on Street	17

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

455 East 86th Street
Channel Club

Public Space Record: 878
Book: 295

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: Wechsler, Grasso, Menziuso, Dwg Z-2 "Zoning Analyses," rev. 4/20/90

455 East 86th Street
Channel Club

Public Space Record: 878
Book: 295

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities Wechsler, Grasso, Menziuso, Dwg Z-2 "Zoning Analyses," rev. 4/20/90

Site Plan Wechsler, Grasso, Menziuso, Dwg Z-2 "Zoning Analyses," rev. 4/20/90

525 East 72nd Street
One East River Place

Public Space Record:

880

Book:

271

I. General Information:

Building Address: 525 East 72nd Street

Building Name: One East River Place

Building Location: North side of East 72nd Street between FDR Drive and York Avenue

Public Space:

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

Public Space Location: North side of 72nd Street west of FDR Drive

Primary Building Use: Residential **Stories:** 50 **Year Completed:** 1988

Block/Lot #: 1484/19,22,23,24, parts of 16,26 **NB #:** **Community District:** 8

Owner: One East River Place Realty Company, LLC

Address: c/o Sheldon H. Solow, 9 West 57th Street New York, NY 10019 **Telephone:** (212) 751-1100 ☒ Co-op/Condo

Managing Agent: Sheldon H. Solow

Address: 9 West 57th Street New York, NY 10019 **Telephone:** (212) 751-1100

Developer: Solow Building Co.

Building Architect: Davis, Brody & Associates

Principal Public Space Designer: Davis, Brody & 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:** CPC Special Permit **Number:** C 841102 ZSM **Date:** 9/9/85
ZR Section: 74-95 **ZR Title:** Housing Quality
Subject: Special permit for a Housing Quality development including the requirement for the construction of a Public Park on the owner's property and a floor area bonus for the construction of a Park/Overlook on public property at the termination of East 72nd Street
- Action:** Sixth Modification to Amended and Restated Dec **Number:** Reel 1752, Page 18 **Date:** 12/21/90
ZR Section: **ZR Title:**
Subject: Final Modification of Declaration to date specifying Plaza hours and updating drawings.

2. Action: CPC Modification Number: M 841102 (G) ZSM Date: 12/10/90
 ZR Section: 74-95 ZR Title: Modification of Housing Quality Special Permits
 Subject: Modification of the Housing Quality Special Permit relating to the "Public Park" requiring it to be constructed in accordance with Dwgs A-4(m), 11/26/90 and A-414, 11/26/90, and the revised "Scope of Work" dated 12/10/90
3. Action: CPC Zoning Amendment Number: C 840990 ZMM Date: 9/9/85
 ZR Section: ZR Title:
 Subject: Zoning Map Amendment to rezone an area on East 72nd Street west of the FDR Drive from M1-4 to R10
4. Action: BOE Resolution Number: Cal. No. 21 Date: 10/10/85
 ZR Section: ZR Title:
 Subject: Resolution adopting CPC Zoning Amendment C 840990 ZMM.
5. Action: BOE Resolution Number: Cal. No. 22 Date: 10/10/85
 ZR Section: ZR Title:
 Subject: Resolution adopting CPC Special Permit C 841102 ZSM.
6. Action: Restrictive Declaration Number: Reel 1227, Page 18 Date: 5/7/87
 ZR Section: ZR Title:
 Subject: Entire amendment and restatement of Original Declaration (Reel 975, Page 1248) to reflect Minor Modification to Special Permit C 841102 A ZSM.
7. Action: First Modification to Number: Reel 1423, Page 69 Date: 6/29/88
 Amended and Restated Dec ZR Title:
 ZR Section:
 Subject: Modification of Declaration clarifying responsibilities of delcarant and land owner in respect to design of Landscaped Area and requirements under Esplanade Enhancement Program.