# 300 East 93rd Street Public Space Record: 862 Waterford Book: 308 VIII Access for the Physically Disabled: ✓ Full/Partial IX Compliance and Enforcement: Compliance 2000/2001 Description: Access Amenity Encroachment **Active Enforcement:** Comment: Law Dept ☐ DOB-SEU ☐ DOB-Sp Projects ☐ DCP **APOPS Compliance** Description: Access 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,

age 1876 of 2080

page A-8; Public Space Size: Thomas Balsley Associates, Dwg L2 " Proposed Site Plan & Amenities Tabulation,"

# 300 East 93rd Street Waterford

Public Space Record:

862

Book:

308

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

445 East 80th Street			Public Space Record: Book:				
I. General Informa	ation:	Ą		***************************************			•
Building Address:		80th Street					
Building Name:							
<b>Building Location:</b>	Northwes	st comer of York Avenu	e and East	80th Street	İ		
Public Space:	Arcad	le	•	Plaza		Through Blo	ck Connection
	Cover	red Pedestrian Space		Residential	Plaza	Through Blo	ck Galleria
	Eleva	ted Plaza		Sidewalk V	/idening	Urban Plaza	1
	Open	Air Concourse		Through Bl	ock Arcade		
	Other	Space:					
Public Space Location	:						
Primary Building Use:	Residential		Storles:	20	Year Co	ompleted:	1966
Block/Lot #:	1560/21		NB #:	11/61	Commi	ınity District:	8
Owner:	York Terrace	e Inc.					Co-op/Condo
Address:	630 Fifth Ave	enue		New York 10011-010		elephone:	ос-орговнац
Managing Agent:	York Terrace	Inc.					
Address:	630 Fifth Ave	enue		New York, 10011-010		elephone:	
Developer:							
Building Architect:							
Principal Public Space Designer:							
II. Legal Basis For	Public Spa	ice:					
Department of Build	ings (DOB)	City Pianning Com	mission (C	PC)	В	oard of Standard	is and Appeals
As-of-Righ	nt	Authorization	Mod	ification		(BS/	
		Certification	Spec	ial Permit		Special Pe	ermit
		Chairperson's Certification	Zonii	ng Amendn r:	nent	Variance	
Board of Estimate (E	BOE)				^	<b>.</b>	
0110		_			U	her	

Owner

Performance Bond

Restrictive Declaration

City Council (CC)

Actions:

Board of Estimate Resolution
City Council Resolution

445 East 80th Street	Public Space Record: 86
	Book:
III. Zoning Computations:	
A. Base Zoning Floor Area:	

Total ZLA (sf): 0 Total Allowed Base ZFA (sf): 0

B. Bonus Zoning Floor Area:

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

Other Bonus ZFA:

Zoning Lot Area (sf)

Total Generated Bonus ZFA (sf):

Floor Area Ratio

0

**Base Zoning Floor** 

Area (sf)

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:

**Zoning District** 

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):

0

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

**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

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445 East 80th Street	Public Space Record:					
	Book:					
IV Required Type and Size of Public Space						
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification			
V Required Hours of Access:						
24 Hours						
Restricted Hours						
Closings for Events						
VI Required Amenitites:						
VII Permitted Amenitites:						
Open Air Cafe						
Other						

445 E	ast 80th Street	Public Space Record:	863
*		Book:	
VIII Access for t	he Physically Disabled:		
Full/Partial	None		
	and Enforcement:		
ix compliance			
Compliance 2000/20	01		
☐ Access	Description:		
☐ Amenity			
☐ Encroachment			
Active Enforcement	:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
APOPS Compliance			
Access	Description:		
Amenity			
Encroachment			
Active APOPS Enfor	cement:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
X Comments:			
XI Owner Comm	unications:		
XII Revisions to	Datasheet:		
XIII Sources:			
Zoning Computations	:		
		•	

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# 445 East 80th Street

Public Space Record:

863

Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

	·····					В	ook:	282	
I. General Inform	ation:	4 parts							
Building Address:	401 East	80th Street							
Building Name:									
<b>Bullding Location:</b>	Full block	kfront on east side of Fi	rst Avenue	between Ea	st 80th an	d 81st Stree	ets		
Public Space:	Arcad	le	П	Plaza		Through	ah Block Co	nnection	
	Cover	ed Pedestrian Space	V	✓ Residential Plaza			☐ Through Block Connection ☐ Through Block Galleria		
	Eleva	ted Plaza		Sidewalk Wi	idening		Plaza		
	Open	Air Concourse		Through Blo	ck Arcade				
	Other	Space:							
Public Space Location	: Northeast	corner of First Avenue a	and East 80	Oth Street					
Primary Building Use:	Residential		Stories:	35	Year Co	ompleted:		1980	
Block/Lot #:	1560/1,44		NB #:	3/78	Commu	ınity Distric	rt:	8	
Owner:	80-81 & First	Assoc			·		[ Ca a	- 10 1 -	
Address:	c/o Jack Res Street	nick and Sons, 110 Eas	st 59th	New York, 10022	NY T	elephone:	<b>✓ Co-o</b> <sub>1</sub> (212) 421-	•	
Managing Agent:	Jack Resnick	and Sons							
Address:	110 East 59th Street			New York, I 10022	NY T	elephone:	(212) 421-	1300	
Developer:	80-81 and First Associates								
Building Architect:	Philip Birnbaum								
Principal Public Space Designer:	Philip Birnbau	ım; Thomas Balsley As	sociates (f	or alteration)					
II. Legal Basis For	Public Spa	Ce:			,				
Department of Build	ings (DOB)	City Planning Com	nission (C	PC)	В	oard of Sta	ndards and	Appeals	
✓ As-of-Right	nt	Authorization	Modi	fication			(BSA)	. 4.6-2.0	
		Certification	✓ Spec	ial Permit		Spec	iai Permit		
		Chairperson's Certification	☐ Zonir	ng Amendme ::	ent	✓ Varia	nce		
Board of Estimate (B	OE)								
City Council (CC)		Owner			Ott	her			
✓ Board of Estimate	Resolution	Performance E	Bond		Ц				
City Council Reso	olution	Restrictive Dec	claration						
Actions:									
1. Action: DC	B As-of-Right	Number:			Date:				
ZR Section: 27	-00		Definition	S	J 410.				

864

401 East 80th Street

Page 1883 of 2080

Subject:

Residential Plaza

## 401 East 80th Street

Public Space Record:

864

Book:

282

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

Subject:

ZR Title: Residential Plaza Modifications 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.

864

Book:

282

#### III. Zoning Computations:

A. Base Zoning Floor Area:

**Zoning District** 

C1-9, R10

Zoning Lot Area (sf)

Floor Area Ratio

**Base Zoning Floor** 

Area (sf)

10.00

243,157

Total ZLA (sf):

24,316

24,315.67

Total Allowed Base ZFA (sf):

243,157

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

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

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401 East 80th Street			Public Space Record: 8				
			Book	k: 282			
IV Required Type ar	nd Size of Public Space:	4-4					
Public Space		Size Required (sf)	Bonus Utilization Rate Applied	Classification			
Residential Plaza		5,689.91		Neighborhood			
V Required Hours of	f Access:	and the state of t		,			
✓ 24 Hours	Usable Residual Space						
✓ Restricted Hours	Primary Space: May 1 through 7:00 am to 7:00 pm	October 31, 7:00 am	to 9:00 pm, November 1 thr	ough April 30,			
Closings for Events	7.00 am to 7.00 pm						
VI Required Ameniti	tes:						
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 si	gnage plaques on fend	ce sections				
Trees within Space	Primary Space: 15						
Seating			ith backs required, 138 lf provi				
Trees on Street	10						
Other Amenity	Primary Space: 120 sf trelli	s					
VII Permitted Ameni	tites:						
Open Air Cafe							
Other							

401 E	ast 80th Street	Public Space Record:	864
<u> </u>		Book:	282
VIII Access for t	he Physically Disabled:		
Full/Partial	None		
	in a second and the second and the second		
(1) A letter from Depa that the bicycle parkin December 7, 1984 st	artment of City Planning was sent to 80-81 an ng facilities were missing and drinking fountai ated that the bicycle facilities were installed a	nd First Associates on October 23, 1984 stating that a site visit in was inoperable. Response from Jack Resnick & Sons to Do and the drinking fountain was operable. (2) Site visit of fall 1999 et trees and seating the Usable Residual Space were missing	CP,
Compliance 2000/20	01		
Access	Description:		
☐ Amenity			
☐ Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
DCP			
APOPS Compliance			
Access	Description:		
Amenity			
Encroachment			
Active APOPS Enforce	cement:		
Law Dept	Comment:		
☐ DOB-SEU			
DOB-Sp Projects			
☐ DCP			
X Comments:			
XI Owner Commu			
(1) Melvin J. Katz, on no longer required by	behalf of owner, 12/24/86, to the Department virtue of a BSA Variance.	of City Planning, stated that the plaza shown at 410 East 81st	Street was
XII Revisions to [	Datasheet:		
XIII Sources:			

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## 401 East 80th Street

Public Space Record:

864

Book:

282

Zoning Computations:

ZLA, Public Space Size: Philip Bimbaum, 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

338-352 East 82nd Stree	33	8-3	52	Fas	t 82r	h	Stre	Θ.
-------------------------	----	-----	----	-----	-------	---	------	----

City Council Resolution

Actions:

Public Space Record: 865 Book: i. General Information: **Building Address:** 338-352 East 82nd Street **Building Name: Building Location: Public Space:** Arcade Plaza ☐ Through Block Connection Covered Pedestrian Space Residential Plaza ☐ Through Block Galleria Elevated Plaza Sidewalk Widening Urban Plaza Open Air Concourse ☐ Through Block Arcade Other Space: **Public Space Location:** Primary Building Use: Stories: Year Completed: Block/Lot #: 1544/30 NB #: **Community District:** 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) **City Planning Commission (CPC) Board of Standards and Appeals** (BSA) As-of-Right Authorization Modification Special Permit Certification Special Permit Variance Chairperson's Zoning Amendment Certification Other: Board of Estimate (BOE) Other City Council (CC) Owner Board of Estimate Resolution Performance Bond

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Restrictive Declaration

865

Book:

III. Zoning Computations			
A. Base Zoning Floor Area:		•	
Zoning District	Zoning Lot Area (sf)	Floor Aven Floatin	Base Zoning Floor
20mg biotion	Louning Lot Alea (SI)	Floor Area Ratio	Area (sf)
Total ZLA (sf):	0	Total Allowed Base ZFA (sf):	0
B. Bonus Zoning Floor Area:			
Public Space	Size Provided for Bonus (sf)	G Bonus Multiplier	enerated Bonus Zoning Floor Area (sf)
	Other Bonus ZFA:		
	•	Total Generated Bonus ZFA (sf):	0
Total Capp	ed Bonus ZFA (sf):		
	т	OTAL ALLOWED BONUS ZFA (sf	):
Note: Total Bonus ZFA = The les		us ZFA and Total Capped Bonus ZI	
C. Other Zoning Floor Area:			
BSA Variance (sf):			
Transferred Development Right	ts (sf):		
Miscellaneous (sf):			
	то	OTAL ALLOWED OTHER ZFA (sf):	0
D. Total Allowed and Built Zoni	ng Floor Area:		
		Total Allowed ZFA (sf):	0
			FAR: #Num!
		Total Built ZFA (sf):	
John Total Allers 1777			FAR:
iole: Total Allowed ZFA = Total A	NIOWED Base ZFA + Total Al	lowed Bonus ZFA + Total Allowed (	Other ZFA
. Total Bonus Zoning Floor Are	ea Used:		
		Total Bonus ZFA Used (sf):	0
		Bonus Utilization Rate:	#Num!
Note: Total Bonus ZFA Used = Reason for Adjustment:	Total Built ZFA - Total Al	lowed Base ZFA - Total Allowed (	Other ZFA + Adjustmen
Note: The Bonus Utilization Rate	(BUR) is the ratio of Total Bo	onus ZFA Used to Total Generated	Bonus ZFA

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338-352 East 82nd Street	Publi	c Space Record	: 86				
		Book:					
IV Required Type and Size of Public Space	:e::::::::::::::::::::::::::::::::::::						
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification				
V Required Hours of Access:							
24 Hours							
Restricted Hours							
Closings for Events							
VI Required Amenitites:							
VII Permitted Amenitites:							
Open Air Cafe							
Other							

33	38-352 East 82nd Street	Public Space Record:	865
<u> </u>		Book:	
VIII Access	for the Physically Disabled:		
☐ Full/Partia			
	king upon ng 🚅 salag ping siya ng pangulag ng pangula		
ix Compila	nce and Enforcement:		
Compliance 20	000/2001		
Access	Description:		
☐ Amenity			
☐ Encroachme	ent		
Active Enforce	ement:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Pro	ojects		
☐ DCP			
APOPS Compl	lance		
☐ Access	Description:		
Amenity			
Encroachme	ent		
Active APOPS	Enforcement:		
Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Pro	iects		
DCP	•		
X Comment			
XI Owner Co	ommunications:		
XII Revisions	s to Datasheet:		
2			
XIII Sources:			
Zoning Computa			

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## 338-352 East 82nd Street

Public Space Record:

865

Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

401 East 84th Street Dunhill				Public Space Record:				866		
						Вс	ok:	289		
I. Ge	eneral Infor	mation:								
Buildi	ing Address:	401 East	84th Street							
Buildi	ng Name:	Dunhill	Dunhill							
Buildi	ng Location:	: Northeast corner of First Avenue and				84th Street				
Public	Space:	Arcad	Arcade			Plaza		Throug	h Block Con	nection
		<ul><li>Covered Pedestrian Space</li><li>Elevated Plaza</li></ul>				Residentia	l Plaza	Throug	leria	
						Sidewalk Widening			Plaza	
		•	Air Concour			Through Bl	ock Arcad	de		
		✓ Other	Space: Op	en Plaza						
Public	Space Locat	ion: Northeast o	corner of Fin	st Avenue a	ind East 84	4th Street				
Prima	ry Building Us	se: Residential			Stories:	27	Year	Completed:		1987
Block	Lot #:	15 <del>64</del> /5, 1101	-1189		NB #:	84/85	Com	munity Distric	:t:	8
Owner	r:	Condominium							✓ Co-or	/Condo
Addre	ddress: c/o Akam Associates Manage Lexington Avenue		nagement,	420	New York 10170	k, NY	Telephone:	(212) 986-(		
Manag	jing Agent:	Akam Associ	ates Manag	ement						
Addres	ss:	420 Lexington Avenue				New York 10170	, NY	Telephone:	(212) 986-0	)001
Develo	per:	Ganbir Const	ruction Con	o.						
Buildir	ng Architect:	Liebman Lieb	man Assoc	iates						
	oal Public Designer:	Liebman Lieb	man Assoc	iates						
II. Le	gal Basis F	or Public Spa	ce:							
		uildings (DOB)		nning Comi	mission (C	PC)		Board of Sta	ndards and	Anneais
·	As-of-F	Right		orization	✓ Modification			Board of Standards and App (BSA)		
			Certif	cation	<b>✓</b> Spec	ial Permit		☐ Spec	ial Permit	
				person's ication	☐ Zoni	ng Amendr r:	nent	☐ Varia	nce	
	rd of Estimate Council (CC)	` ,	Owner				,	Other		
<b>✓</b> E	Board of Estin	nate Resolution	Per	formance l	Bond	*				
	City Council F	Resolution	Res	strictive De	claration					
Actio	ns:									
1.	Action:	CPC Special Per	mit	Number:	C 85023	5 A ZSM	Date:	8/26/85		
	ZR Section:	74-95			Housing					
	Subject:	Special Permit to Housing Quality; amenity of 12 lar	developer v	ne developm	ent of a 28	3-story resid	dential bui granted t	ilding pursuant for neighborho	to od	
2.	Action:	CPC Modification		Number:	M 85023	5 B ZSM	Date:	5/20/87		
	ZR Section:	74-95			Housing					
	Subject:	Minor modification	ns to the pr	eviously app	proved spe	cial permit	affecting,	among other t	hings,	

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# 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.

866

Book:

289

#### III. Zoning Computations:

A. Base Zoning Floor Area:

 Zoning District
 Zoning Lot Area (sf)
 Floor Area Ratio
 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:

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

Other Bonus ZFA: Neighborhood Improvements

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):

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf): 125,086

FAR: 9

17,440

Total Built ZFA (sf): 124,647

AR:

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:

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

Reason for Adjustment:

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

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401 East 84th Street		Publi	Public Space Record:				
Dunhill		,	Book:				
IV Required Type ar	nd Size of Public Spa	Cesso de la companya					
Public Space		Size Required (sf)	Bonus Utilization Rate Applied	Classification			
Open Plaza		846.00		Marginal			
V Required Hours o	f Access;						
<b>✓</b> 24 Hours							
Restricted Hours							
Closings for Events							
VI Required Ameniti	tes:						
Planting							
Trees within Space	3						
Trees on Street	7						
Other Amenity	12 lamp posts of the	e kind used throughout the Ci	ty's public park system				
VII Permitted Ameni	tites:						
Open Air Cafe							
Other							

Dunhil		Book:	289
VIII Access for th	e Physically Disabled:		
<b>✓</b> Full/Partial	□ None		
IX Compliance ar			
	9 revealed that the required decorative lamp fixtures and four street trees were missing.		
Compliance 2000/200			
Access	Description:		
☐ Amenity			
☐ Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
APOPS Compliance			
Access	Description:		
Amenity			
☐ Encroachment			
Active APOPS Enforce			
Law Dept	Comment:		
□ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
X Comments:			
XI Owner Commu	Richial Carlotte		
At Owner Commu	IIIVauoi la Para de la Caracteria de la		
XII Revisions to D			
VII HEAISIOUS IO D	alasii <del>cel</del> .		
XIII Sources:			

866

401 East 84th Street

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

**Zoning Computations:** 

ZLA, ZFA: Liebman Liebman Associates, Dwg "Zoning Calculations," 11/25/85; Public Space Size: Scaled from

# 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

1646 First Avenue		Public Space Record:			867		
		. 42				Book:	
I. General Informa	ation:						
Building Address:	1646 Firs	t Avenue					
Building Name:							
Building Location:	East side	of First Avenue betwe	en East 85	th and 86th	Streets		
Public Space:	Arcade	e e		Plaza		Through Block C	Connection
	☐ Covere	ed Pedestrian Space		Residentia	l Plaza	Through Block C	Salleria
	☐ Elevat	ed Plaza		Sidewalk V	Videning	Urban Plaza	
	Open /	Air Concourse		Through B	lock Arcade		
	Other:	Space:					
Public Space Location	:						
Primary Building Use:	Residential		Stories:	17	Year C	ompleted:	1968
Block/Lot #:	1565/1		NB #:	83/65	Commi	unity District:	8
Owner:	Tri-Faith Housing Co. (co-op)					₩ Co	-op/Condo
Address:					ר	Telephone:	<b>.</b>
Managing Agent:	Sulzberger-R	olfe Inc.					
Address:	654 Madison	Avenue		New York 10021	k, NY T	Telephone: (212) 70	5-4600
Developer:							
<b>Building Architect:</b>	Frederick Fro	st					
Principal Public Space Designer:	Frederick Fro	st					
II. Legal Basis For	· Public Spa	Ce:			***************************************		
Department of Build	lings (DOB)	City Planning Com	mission (C	CPC)	8	loard of Standards a	nd Appeals
As-of-Rigi	ht		☐ Mod	ification		(BSA)	
		Certification	Spec	ial Permit		Special Perm	it
		Chairperson's Certification	☐ Zoni	ng Amend er:	ment	☐ Variance	
Board of Estimate (E	30E)	Owner			0	ther	
Board of Estimate	e Resolution	Performance	Bond				

City Council Resolution

Actions:

Restrictive Declaration

Book:

#### **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:

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:** 

Note: Total Bonus ZFA Used =

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

+ Adjustment

Reason for Adjustment:

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

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1646 First Avenue	Public Space Record:						
	Book:						
IV Required Type and Size of Public Space:							
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification				
		Ш					
V Required Hours of Access:							
<b>✓</b> 24 Hours							
Restricted Hours							
Closings for Events							
VI Required Amenitites:			The state of the s				
None							
VII Permitted Amenitites:							
Open Air Cafe							
Other Other							

	Book:	•
)	DOOK.	
VIII Access for the	Physically Disabled:	
Full/Partial	None	
IX Compliance and	I Enforcement:	
Compliance 2000/2001		
Access	Description:	
☐ Amenity		
☐ Encroachment		
Active Enforcement:		
☐ 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 Communic	cations:	
XII Revisions to Dat	asheet:	
XIII Sources:		
Zoning Computations:	ZLA: Sanborn Manhattan Land Book, 1994-95, plate 115; GFA from New Building Application, DOB received	i
	9/27/97; PSS: DCP Open Space Data Sheet, 1984	

867

1646 First Avenue

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## 1646 First Avenue

Public Space Record:

867

Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

	***************************************		·			Bo	ok:	294
I. General Informa	ition:							
Building Address:	444 East	86th Street						
<b>Building Name:</b>								
Building Location:	South side	of East 86th Street b	etween Yo	rk and First	Avenues			
Public Space:	Arcade	•	<b>✓</b>	Plaza		Throug	h Block Co	nnection
	Covere	ed Pedestrian Space		Residential	Plaza	Throug	h Block Ga	lleria
	Elevate	ed Plaza		Sidewalk W	/idening	Urban	Plaza	
	Open A	Air Concourse		Through Blo	ock Arcade			
	Other S	Space:						
Public Space Location	: West side o	f York Avenue betwee	n East 85tl	n Street and	East 86th	Street		
Primary Building Use:	Residential		Stories:	37	Year Co	ompleted:		1974
Block/Lot #:	1565/17,29		NB #:	26/67	Commu	ınity Distric	t:	8
Owner:	444 E 86 Owr	ners Corp.					✓ Co-o	p/Condo
Address:	c/o Century O Plaza, Suite 1	perating Corporation, 400	7 Penn	New York, 10001	NY T	elephone:		•
Managing Agent:	Century Open	ating Corporation			•			
Address:	7 Penn Plaza	, Suite 1400		New York, 10101	NY T	elephone:	(212) 560-	6400
Developer:	Kal Associate	s						
<b>Building Architect:</b>	Philip Birnbau	m						
Principal Public Space Designer:	Philip Bimbau	m						
II. Legal Basis For	Public Spa	ce:						
Department of Build	ings (DOB)	City Planning Com	mission (C	PC)	В	oard of Star		Appeals
✓ As-of-Right	nt	Authorization	Mod	lfication		_ c	(BSA)	
		Certification		ial Permit		_ Spec ✓ Varia	ial Permit	
		Certification	Zoni	ng Amendn r:	nent	<b>y</b> varia	nce	
Board of Estimate (E	BOE)				<b>~</b>	hau		
City Council (CC)		Owner				her		
☐ Board of Estimate	e Resolution	Performance	Bond		ل			
City Council Res	olution	Restrictive De	ciaration					
Actions:								
	OB As-of-Right	Number:	:		Date:			
	2-10	ZR Title	: Definition	าร				
Subject: P	laza							

868

444 East 86th Street

444 East 86th Street

Public Space Record:

868

Book:

294

2. Action:

BSA Variance

Number: 46-70 BZ

Date: 5/12/70

ZR Section: Subject: 72-21

ZR Title: Findings Required for Variances

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 ..."

444	Fas	st	86th	Stree	t
		_	~~!!		•

868

Book:

294

#### **III. Zoning Computations:**

#### A. Base Zoning Floor Area:

| Coning District | Zoning Lot Area (sf) | Floor Area Ratio | C1-5 | 22,482.00 | 10,00 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820 | 224,820

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:

Size Provided for Public Space Bonus (sf) Bonus Multiplier 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:** 

,

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

Reason for Adjustment:

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

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444 East 86th Street	Public Space Record:				
		Book	: 294		
IV Required Type and Size of Public Space:					
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Plaza	7,610.00		Marginal		
V Required Hours of Access:					
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:					
Lighting					
Planting					
Trees within Space					
Seating					
VII Permitted Amenitites:			***************************************		
Open Air Cafe					
Other					

444 Ea	ist 86th Street	Public Space Record:	868
<u> </u>		Book:	294
/ VIII Access for the	e Physically Disabled:		
✓ Full/Partial	□ None		
IX Compliance an			
on East 86th Street wei	e gated	Prevealed that the Plaza on York Avenue and portions of the	: Plaza
Compliance 2000/2001			
<b>✓</b> Access	Description:		
☐ Amenity	be open 24 hours a day.	the plaza on York Avenue is gated and closed even though	it is required to
☐ Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
☐ DOB-SEU	The Department of City Planning sent a le	etter to the building owner on November 28th, 2000 notifying within 30 days after which the matter would be referred to the	them of the
☐ DOB-Sp Projects	Buildings. Neil Levin of Century Operating park is open 24 hours per day, 7 days per	Corporation wrote to the Department on 12/21/00 stating the	at the mini-
<b>☑</b> DCP	paritie apart 21 made par day, 7 days pe	r week as required.	
APOPS Compliance			
Access	Description:		
Amenity			
☐ Encroachment			
Active APOPS Enforce	ment:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
DOB-Sp Projects			
DCP			
X Comments:			
XI Owner Commun Neil Levin of Century Op required hours of access that indicated the restrict	erating Corporation returned the confirmation should be 8:00 am to 9:30 pm. He stated in	n letter on 10/21/99 noting revised telephone numbers and th n a telephone call with Philip Schneider,10/21/99, that he had	at the no records
XII Revisions to Da			
VIII. O & C			
XIII Sources:  Zoning Computations:	Philip Rimhaum, Dwa, 71 "Submission of	Plana & Data II data misatur	
Lorning Computations.	Philip Bimbaum, Dwg Z1 "Submission of F	Tans & Data," date missing	

444 East 86th Street

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# 444 East 86th Street

Public Space Record:

868

Book:

294

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 Bimbaum, Dwg 1-a "Plan showing site & adjoining lots with bldgs," undated

Andover						Во	ook:	303
I. General Inform	nation:					***************************************		
Building Address:	1675 York	( Avenue						
Building Name:	Andover							
<b>Building Location:</b>	Full block	front on west side of Y	ork Avenue	e between	East 88th a	and 89th Stree	ets	
Public Space:	☐ Arcade	)	V	Plaza		Throug	jh Block Co	nnection
	Covere	ed Pedestrian Space		Residentia	al Plaza	comma	gh Block Ga	
	☐ Elevate	ed Plaza		Sidewalk \	Widening	Urban	Plaza	
	Open A	Air Concourse		Through E	Block Arcad	le		
	Other S	Space:						
Public Space Locatio	n: West side o	f York Avenue betwee	en East 88tl	n Street an	id East 89th	n Street		
Primary Building Use	: Residential		Stories:	33	Year (	Completed:		1974
Block/Lot #:	1568/21		NB #:	85/69	Comm	nunity Distric	et:	8
Owner:	Arlit Flushing	Associates					✓ Co-o	p/Condo
Address:	c/o Glenwood Turnpike	Management, 1200 L	Jnion	New Hyd NY 1104		Telephone:		•
Managing Agent:	Glenwood Ma	nagement						
Address:	1200 Union To	umpike		New Hyd NY 1104		Telephone:	(718) 343-	6400
Developer:	Madison Hold	ing Corp. and Arwin E	ast 88th St	. Co.				
Building Architect:	Philip Birnbau	m						
Principal Public Space Designer:	Philip Birnbau	m						
II. Legal Basis Fo	r Public Spa	ce:	The state of the s					
Department of Buil	dings (DOB)	City Planning Com	mission (C	PC)	i	Board of Sta	ndards and	i Appeals
✓ As-of-Rig	jht	Authorization	☐ Mod	ification			(BSA)	
		Certification	Spec	ial Permit	:	Spec	ial Permit	
		Chairperson's	Zoni	ng Amend	ment	Varia	ince	
		Certification	Othe	r:				
Board of Estimate	(BOE)				_	N		
City Council (CC)		Owner				Other		
Board of Estima	te Resolution	Performance	Bond		L_			
City Council Re	solution	Restrictive De	claration					
Actions:								
1. Action: E	OOB As-of-Right	Number:	:		Date:			
ZR Section:	12-10	ZR Title	: Definition	ıs				
Subject:	Plaza							

869

1675 York Avenue

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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)

25,177.45

10.00

251,775

R10 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):

Miscelianeous (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:** 

Note: Total Bonus ZFA Used =

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

Reason for Adjustment:

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

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675 York Avenue		Public Space Record:			
Andover		Book		303	
IV Required Type and Size of Public Space:					
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classifica	ation	
Plaza	7,640.10	 <b>⊘</b>	Marginal		
V Required Hours of Access:	**************************************				
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:	physical desired and the second secon		·		
None					
VII Permitted Amenitites:					
Open Air Cafe					
Other					

Andor	/CI	Book:	303
/ VIII Access for t	ne Physically Disabled:		
Full/Partial	None		
IX Compliance a	nd Enforcement:		
Compliance 2000/20	01		
Access	Description:		
Amenity			
☐ Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
APOPS Compliance			
Access	Description:		
Amenity			
Encroachment			
Active APOPS Enforce	cement:		
Law Dept	Comment:		
☐ DOB-SEU			
DOB-Sp Projects			
☐ DCP			
X Comments:			
XI Owner Comm	unications:		
XII Revisions to	Datasheet:		
XIII Sources:			
Zoning Computations	: ZLA, ZFA: Philip Bimbaum, Dwg 1 "Submission of Plan	ns & Data for Variance to Zoning Resolution," u	ndated, filed
	with BSA 352-72-BZ, 11/21/72; Public Space Size: Ca	Iculated from Philip Birnbaum, Dwg 2 "Site Plan	with Ad

869

1675 York Avenue

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Plots & Buildings," undated, filed with BSA 352-72-BZ, 11/21/72

# 1675 York Avenue Andover

Public Space Record:

869

Book:

303

Baco 7EA

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		Public Space Record:				ord:	870	
East River To	owers	e julio juli				Во	ok:	304
I. General Informa	tion:							
Building Address:	1725 Yorl	k Avenue						
<b>Building Name:</b>	East Rive	r Towers						
<b>Building Location:</b>	Full block	front on west side of Yo	ork Avenue	between Ea	st 89th and	d 90th Stree	ts	
Public Space:	Arcade	e	<b>✓</b>	Plaza		Through	n Block Connec	ction
	Covere	ed Pedestrian Space		Residential F	Plaza	Through	h Block Galleria	а
	Elevat	ed Plaza		Sidewalk Wi	dening	Urban I	Plaza	
	Open	Air Concourse		Through Blo	ck Arcade			
	Other	Space:						
Public Space Location:	: Northwest of	corner of York Avenue	and East 8	9th Street				
Primary Building Use:	Residential		Stories:	33	Year Co	mpleted:		1970
Block/Lot #:	1569/16		NB #:	83/68	Commu	nity Distric	t:	8
Owner:	1725 York Ov	wners Corp.					✓ Co-op/C	ondo
Address:	c/o Gumley-H 5th floor	łaft Inc., 415 Madison /	Avenue,	New York, 1 10017	NY T	elephone:	(212) 371-252	:5
Managing Agent:	Gumley-Haft	Inc.						
Address:	415 Madison	Avenue, 5th floor		New York, 1 10017	NY T	elephone:	(212) 371-252	5
Developer:								
<b>Building Architect:</b>	Horace Ginst	ern and Associates						
Principal Public Space Designer:	Horace Ginst	pern and Associates						
II. Legal Basis For	Public Spa	ice:						
Department of Bulld	ings (DOB)	City Planning Com	mission (C	CPC)	В	oard of Star	ndards and Ap	peals
✓ As-of-Right	nt	Authorization	☐ Mod	ification			(BSA)	
		Certification	Spec	ial Permit		-	ial Permit	
		Chairperson's Certification	☐ Zoni ☐ Othe	ng Amendm r:	ent	Varia	nce	
Board of Estimate (E	30E)	0			Ot	her		
City Council (CC)		Owner						
☐ Board of Estimate ☐ City Council Res		☐ Performance ☐ Restrictive De						
Actions:								

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1. Action:

Subject:

ZR Section: 12-10

DOB As-of-Right

Plaza

Date:

Number:

ZR Title: Definitions

870

Book:

304

#### **III. Zoning Computations:**

A. Base Zoning Floor Area:

**Zoning District** Zoning Lot Area (sf) R10

Floor Area Ratio

**Base Zoning Floor** Area (sf)

22,760.10

10.00 5.39 227,601 64,595

Total ZLA (sf):

34,744

11,984.30

Total Allowed Base ZFA (sf):

292,196

**B. Bonus Zoning Floor Area:** 

**Public Space** 

Size Provided for Bonus (sf)

**Bonus Multiplier** 

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

Plaza

R8

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

10

10

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

337,716

FAR:

Total Built ZFA (sf):

335,431

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):

43,235

**Bonus Utilization Rate:** 

Note: Total Bonus ZFA Used =

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

Reason for Adjustment:

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

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East River Towers		Book	: 304
IV Required Type and Size of Public Space:			
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	7,233.82	•	Marginal
V Required Hours of Access:			
24 Hours			
Restricted Hours			
☐ Closings for Events			
VI Required Amenitites:			
None			
VII Permitted Amenitites:			
Open Air Cafe			
Other			

1725 York Avenue

Public Space Record:

870

# 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 Enforcem	
Law Dept	Comment:
☐ DOB-SEU	
☐ DOB-Sp Projects	
☐ DCP	
Lorente AP 40 1	
X Comments:	
XI Owner Communi	cations:
Telephone call, 11/99, fro	om Alan Gershorn of Gumley-Haft indicating that the name of the building has been changed to East River Towers
XII Revisions to Dat	tasheet:
XIII Sources:	
Zoning Computations:	Horace Ginsbern and Associates, Dwg C-1 "Zoning Computations," rev. 2/12/69
•	
1	

## 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

Asten Hous	se	4				Во	ook:	275
I. General Inform	nation:	4						
Building Address:	515 East	79th Street						
Building Name:	Asten Hou	ıse						
<b>Building Location:</b>	North side	of East 79th Street be	etween Ea	st End and Yo	ork Avenu	es		
Public Space:	Arcade	<b>:</b>	П	Plaza		Throug	gh Block Con	nection
	Covere	ed Pedestrian Space	<b>V</b>	Residential F	Plaza		jh Block Gall	
	☐ Elevate	ed Plaza		Sidewalk Wi	dening	Urban	-	
	Open A	Air Concourse		Through Blo	ck Arcade	•		•
	Other S	Space:						
Public Space Location	on: North side o	f East 79th Street bety	veen East	End Avenue	and York	Avenue		
Primary Building Use	: Residential		Stories:	30	Year Co	ompleted:		1982
Block/Lot #:	1576/14		NB #:	33/80	Comm	unity Distric	et:	8
Owner:	79 St & East I	End Ave Corp					✓ Co-op	/Condo
Address:	c/o Insignia R Avenue	esidential Group, 675	Third	New York, I 10017	T YV	elephone:		
Managing Agent:	Insignia Resid	lential Group						
Address:	675 Third Ave	nue		New York, I 10017	NY T	elephone:	(212) 350-2	1800
Developer:								
<b>Building Architect:</b>	Philip Birnbau	m						
Principal Public Space Designer:	Philip Birnbau	m						
II. Legal Basis Fo	or Public Spa	ce:						were the second of the second
Department of Bui	ldings (DOB)	City Planning Com	mission (C	PC)	В	oard of Sta	ndards and	Appeals
✓ As-of-Ri	ght	Authorization	Mod	Ification			(BSA)	••
		Certification	Spec	ial Permit		Spec	ial Permit	
		☐ Chairperson's	Zoni	ng Amendm	ent	☐ Varia	псе	
	•	Certification	Othe	r:				
Board of Estimate	(BOE)				0+	ther		
City Council (CC)		Owner				inei		
Board of Estima	ate Resolution	Performance I	Bond		لسما			
City Council Re	esolution	Restrictive De	claration					
Actions:								
1. Action:	DOB As-of-Right	Number:			Date:			
ZR Section:	27-00	ZR Title:	Special (	Jrban Design	Guideline	s-Residentia	al Plazas	
Subject:	Residential Plaza							
O. Action:		Number:			Date:			
ZR Section:		ZR Title:						
Subject:								

871

515 East 79th Street

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## 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

**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

37,787

**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

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

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Asten House		Book	<b>:</b>	275	
IV Required Type and	Size of Public Space:				
Public Space	Size Requir	ed (sf)	Bonus Utilization Rate Applied	Classific	ation
Residential Plaza	5,965.62			Hiatus	
V Required Hours of	Access:			7.44	
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitite	<b>95:</b>				
Bicycle Parking	Primary Space: 9 spaces				
Drinking Fountain	Primary Space: 1				
Lightin <b>g</b>					
Litter Receptacles	8.6 cubic feet				
Planting	Primary Space: 650 sf required, 965.25 s	f provide	d		
Plaque/Sign					
Trees within Space	Primary Space: 7; Usable Residual Spac	e: 1			
Seating	Primary Space: 145 linear feet including Residual Space:15.6 linear feet including	14.5 If wi 1.56 If w	th backs required, 186 If pro ith backs required, 16 If pro	ovided; Usal ovided	ble
Trees on Street	7				

871

515 East 79th Street

VII Permitted Amenitites:

Open Air Cafe

Other

515 E	East 79th Street	Public Space Record:	871
Asten House		Book:	275
)		344	
VIII Access for	the Physically Disabled:		
✓ Full/Partial	None		
IX Compliance	and Enforcement:		
(1) A fall 1998 site vi to be gated if they fa	isit revealed that there was a fence with gates ace on a wide street unless they receive a CPO	at the entry to the primary space. Residential Plazas are not C authorization. Visual Residual Space appears to have a 6' h	allowed igh fence.
Compliance 2000/2	001		
✓ Access	Description:		
✓ Amenity	A site visit of summer 2000 revealed the hours a day. Gates are not permitted of	nat gates were in place, but open, in the Plaza which is require obstructions in this public space. The required bicycle parking a	d to be open 2- and plague wer
☐ Encroachment	missing.		
Active Enforcement	t:		
☐ Law Dept	Comment:		
☐ DOB-SEU	The Department of City Planning sent compliance issue and requesting action	a letter to the building owner on November 28th, 2000 notifying n within 30 days after which the matter would be referred to th	g them of the
☐ DOB-Sp Projects	Buildings. Eileen Cannon, Isignia Rea	ity, 692-8356, called on 12/22/00 requesting information about 01 requesting information on the procedure for a nighttime clo	a nighttime
<b>☑</b> DCP	issued violations 34315817M and 3431	15818Y (pending) for failure to provide access, plaque and sign	n on 3/05/02.
APOPS Compliance	•		
✓ Access	Description:		
Amenity	DCP requested DOB inspection on 11/ violation 3455643Z on 12/22/06	9/06 because of locked gates and missing signage. DOB reis	sued ecb
Encroachment			
Active APOPS Enfo	rcement:		
Law Dept	Comment:		
☑ DOB-SEU	DCP requested DOB inspection on 11/ violation 3455643Z on 12/22/06	9/06 because of locked gates and missing signage. DOB reis	sued ecb
✓ DOB-Sp Projects			
☐ DCP			
X Comments:			
XI Owner Comm	unications:		
XII Revisions to	Datasheet:		
Todd Pickard, attorne Asten House.	ey for the building (212 246 2400), notified DC	P in a telephone call on 4/25/01 that the correct name of the b	uilding is
XIII Sources:			

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

Zoning Computations:

# 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 Bimbaum, 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

Caldwell						Во	ok:	283
I. General Inform	ation:							
Building Address:	1520 York	Avenue						
Building Name:	Caldwell							
Building Location:	Northeast	corner of York Avenue	e and East	80th Street				
Public Space:	Elevate	d Pedestrian Space d Plaza sir Concourse		Plaza Residentia Sidewalk V Through Bi		☐ Throug	h Block Conned h Block Gallerid Plaza	
Public Space Location	n: Northeast co	orner of York Avenue	and East 8	Oth Street				
Primary Building Use	: Residential		Stories:	31	Year Co	ompleted:		1972
Block/Lot #:	1577/1		NB #:	72/68	Commu	unity Distric	t:	8
Owner:	Park Holding	Company					Co-op/C	ondo
Address:	c/o Glenwood Tumpike	Management, 1200 U	Jnion	New Hyd NY 11040		elephone:	(718) 343-640	
Managing Agent:	Glenwood Ma	nagement						
Address:	1200 Union To	umpike		New Hyde NY 11040	Park, <b>T</b>	elephone:	(718) 343-640	0
Developer:								
Building Architect:	Philip Birnbau	m						
Principal Public Space Designer:	Philip Birnbau	m						
II. Legal Basis Fo	or Public Spa	ce:						
Department of Bull		City Planning Com Authorization Certification Chairperson's Certification	☐ Mod	ification cial Permit ng Amend			ndards and Ap (BSA) ial Permit nce	peals
Board of Estimate City Council (CC) Board of Estima City Council Re	ite Resolution	Owner  Performance Restrictive De			OI	ther		
Actions:								
ZR Section:	DOB As-of-Right 12-10 Plaza	Number ZR Title	: Definition	าร	Date:			

872

1520 York Avenue

## 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

**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

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

264,347

12

Total Built ZFA (sf):

267.807

FAR:

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:** 

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

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1520 York Avenue	1520 York Avenue Public Space Record		l: 872
Caldwell		Book:	
IV Required Type and Size of Public Space	<b>:e</b> se 4. 4§		
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	7,385.52		Marginal
V Required Hours of Access:			
✓ 24 Hours			
Restricted Hours			
Closings for Events			
VI Required Amenitites:			
None			
VII Permitted Amenitites:			
Open Air Cafe			
Other			

1520 York Avenue		Public Space Record:	872
Caldw	vell .	Book:	283
	he Physically Disabled:		
✓ Full/Partial	None		
IX Compliance a	and Enforcement:		
Compliance 2000/20	01		
☐ Access	Description:		
☐ Amenity			
☐ Encroachment			
Active Enforcement:			
Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
APOPS Compliance			
Access	Description:		
Amenity			
Encroachment			
Active APOPS Enforce	ement:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
X Comments:			
XI Owner Commu	inications:		
XII Revisions to D	Patasheet:		

XIII Sources:

Zoning Computations:

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

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# 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

60 East End Avenue		Public Space Record:				ord:	873	
						Во	ook:	284
I. General Inform	ation:							
Building Address:	60 East E	End Avenue						
Building Name:								
<b>Building Location:</b>	Northwes	t corner of East End A	venue and	East 82nd S	treet			
Public Space:	Arcad	е	~	Plaza		Throug	h Block Connec	tion:
	Cover	ed Pedestrian Space		Residential I	Plaza		h Block Galleria	
	☐ Elevat	ed Plaza		Sidewalk Wi	denina	Urban		,
	Open.	Air Concourse		Through Blo	ck Arcade	The court of the c		
	Other	Space:		-				
Public Space Location	: Northwest	corner of East 82nd Str	eet and Ea	st End Aven	ue			
Primary Building Use:	Residential		Stories:	42	Year Co	mpleted:		1972
Block/Lot #:	1579/19, 21,	22-26, 32, 34	NB #:	108/68	Commu	nity Distric	t:	8
Owner:	Sixty East En	d Owners Inc.					✓ Co-op/Co	nda
Address:	c/o Akam Ass Lexington Av	sociates Management, enue	420	New York, 10170	NY To	elephone:	(212) 986-000	
Managing Agent:	Akam Associ	ates Management						
Address:	420 Lexingtor	n Avenue		New York, I 10170	NY Te	elephone:	(212) 986-000	ı
Developer:								
<b>Building Architect:</b>	Russell M. Bo	ak Associates; Philip E	Birnbaum					
Principal Public Space Designer:	Russell M. Bo	ak Associates; Philip E	Birnbaum					
II. Legal Basis For	Public Spa	ce:						-
Department of Build	ings (DOB)	City Planning Com	mission (C	PC)	Вс	ard of Star	ndards and Ap	peals
✓ As-of-Right	nt	Authorization	Modi	fication			(BSA)	
		Certification	☐ Spec	ial Permit		Spec	ial Permit	
		Chairperson's Certification	Zonii Othe	ng Amendmo r:	ent	Varia	nce	
Board of Estimate (E	BOE)							
City Council (CC)		Owner			Oth	ner		
Board of Estimate	Resolution	Performance I	3ond		Ц			
City Council Res	olution	Restrictive De	claration					
Actions:								
	OB As-of-Right	Number:			Date:			
	2-10		Definition	s				
Subject: PI	aza							

60 East End Avenue

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873

873

Book:

284

### 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
		2.00	

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 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:

**\R**: 12

Total Built ZFA (sf):

324,372

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):

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

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60 East End Avenue	Publi	Public Space Record:		
		Book	: 284	
IV Required Type and Size of Public S	pace:			
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification	
Plaza	5,164.31		Marginal	
V Required Hours of Access:				
<b>✓</b> 24 Hours				
Restricted Hours				
Closings for Events				
VI Required Amenitites:				
None				
VII Permitted Amenitites:				
Open Air Cafe				
Other				

60 Eas	st End Avenue	Public Space Record:	873
		Book:	284
)	a mendicular production		
	e Physically Disabled:		
Full/Partial	None		
IX Compliance ar			
(1) Fall 1998 site visit r	evealed that the Plaza over the garage is n	ot accessible and visible. Recheck needed in 2000.	
Compliance 2000/200	1		
✓ Access	Description:		
☐ Amenity	A site visit of summer 2000 revealed the	nat there was no access to the required plaza on East 83rd Stre	∋et.
☐ Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
☐ DOB-SEU	compliance issue and requesting action	a letter to the building owner on November 28th, 2000 notifying n within 30 days after which the matter would be referred to the	Denartment of
☐ DOB-Sp Projects	Buildings. On February 14, 2001, the owas built according to the approved pla	owner's attorney, Eva Talel, wrote to the Department stating the	at the space
<b>☑</b> DCP	Department responded in March 2001.	Richard Siegler (212 806-5464) of Strook & Strook called on I scuss the issue. Ross Moscowitz met with DCP in October 200	March 10 2001
APOPS Compliance	_		
Access	Description:		
Amenity			
☐ Encroachment			
Active APOPS Enforce	ment:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
DCP			
X Comments:			
XI Owner Commun	nications:		
XII Revisions to Da	atasheet:		
XIII Sources:			
Zoning Computations:	ZLA: Russell M. Boak Associates, Dwg date unreadable, submitted for BSA 216	1A "Title Sheet," 12/20/68 and Philip Birnbaum, Dwg "Zoning C -70 BZ, 6/23/70, ZFA: Philip Birnbaum, Dwg "Zoning Calculati	alculations,"

60 East End Avenue

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### 60 East End Avenue

Public Space Record:

873

284

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

				_	
108 East 96t	h Street		Public	Space Record: 8	74
	-			Book:	
I. General Informa	tion:				
Building Address:	108 East 96th Street				
Building Name:					
Building Location:	South side of East 96th Street b	etween Pai	rk and Lexingt	on Avenues	
Public Space:	Arcade		Plaza	Through Block Connection	
	Covered Pedestrian Space		Residential Pi	aza Through Block Galleria	
	Elevated Plaza		Sidewalk Wid	ening 🔲 Urban Plaza	
	Open Air Concourse		Through Block	k Arcade	
	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 Blvd		Forest Hills, 11375	NY <b>Telephone:</b> (718) 896-9600	

Forest Hills, NY

11375

Telephone: (718) 896-9600

Principal Public Schuman Lich Space Designer:

**Managing Agent:** 

**Building Architect:** 

Address:

Developer:

Actions:

Schuman Lichtenstein Claman Efron

Laurence T. Ginsberg, c/o Algin Management Company

Schuman Lichtenstein Claman Efron

64-35 Yellowstone Blvd

II. Legal Basis For Public Spa	ice:		
Department of Buildings (DOB)  As-of-Right	City Planning Com Authorization Certification Chairperson's Certification	mission (CPC)  Modification Special Permit Zoning Amendment Other:	Board of Standards and Appea (BSA)  Special Permit  Variance
Board of Estimate (BOE) City Council (CC) Board of Estimate Resolution City Council Resolution	Owner  Performance Restrictive De		Other

Book:

#### **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

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108 East 96th Street	Public Space Record:					
		Book:				
IV Required Type and Size of Public Spa	cer					
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification			
V Required Hours of Access:						
24 Hours						
Restricted Hours						
☐ Closings for Events						
VI Required Amenitites:						
VII Permitted Amenitites:						
Open Air Cafe						
Other						

		Book:
VIII Access for the	Physically Disabled:	
Full/Partial	□ None	
IX Compliance and		
on your phanes and		
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:  Comment:	
☐ Law Dept ☐ DOB-SEU	·	
DOB-Sp Projects		
DCP		
X Comments:		
XI Owner Communic	cations:	
XII Revisions to Data	asheet:	
XIII Sources:		
Zoning Computations:	Schuman Lichtenstein Clamon Efron, Dwg A-6 " Zoning Calculation," 7/2/85	
/		

108 East 96th Street

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Public Space Record: 874

### 108 East 96th Street

Public Space Record:

874

Book:

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 60	th Street			Publ	ic Spac	ce Record:	875
Evansview						Book:	247
I. General Inform	nation:						
Building Address:	303 East 6	0th Street					
Building Name:	Evansview	,					
<b>Building Location:</b>	North side	of East 60th Street be	etween Fire	st and Seco	nd Avenues	•	
Public Space:	Arcade			Plaza		Through Block C	onnection
	Covere	d Pedestrian Space	•	Residential	Plaza	Through Block G	alleria
	Elevate	d Plaza		Sidewalk V	/idening	Urban Plaza	
	Open A	ir Concourse		Through Bl	ock Arcade		
	Other S	Space:					
Public Space Locatio	n: North side o	f East 60th Street eas	t of Secon	d Avenue			
Primary Building Use	: Residential		Stories:	39	Year Co	ompleted:	1987
Block/Lot #:	1435/51,52, 1	001-1058	NB #:	39/85	Commu	inity District:	8
Owner:	Condominium					✓ Co-	-op/Condo
Address:	c/o Rose Asso	ociates, 200 Madison /	Avenue	New York 10016	, NY T	elephone: (212) 21	-
Managing Agent:	Rose Associa	tes					
Address:	200 Madison A	Avenue		New York 10016	, NY T	elephone: (212) 21	0-6666
Developer:							
<b>Building Architect:</b>	The Gruzen P	artnership					
Principal Public Space Designer:	The Gruzen P	artnership					
II. Legal Basis Fo	or Public Spa	ce:			· · · · · · · · · · · · · · · · · · ·		
Department of Bui	ldings (DOB)	City Planning Com	mission (6	CPC)	В	oard of Standards a	nd Appeals
✓ As-of-Ri	ght		☐ Mod	ification		(BSA)	
		Certification	Spec	clal Permit		Special Permi	t
		Chairperson's Certification	☐ Zoni	ng Amendr er:	nent	Variance	
Board of Estimate	(BOE)				04	<b>.</b>	
City Council (CC)		Owner				her	
Board of Estima	nte Resolution	Performance	Bond				
City Council Re	esolution	Restrictive De	eclaration				
Actions:							
	DOB As-of-Right	Number:	:		Date:		
ZR Section:	27-00	ZR Title:	: Special	Urban Desig	ın Guideline	s-Residential Plazas	
Subject:	Residential Plaza						

303 East 60th Street

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## 303 East 60th Street Evansview

Public Space Record:

875

Book:

247

### III. Zoning Computations:

A. Base Zoning Floor Area:

**Zoning District** C2-8 (R10)

Zoning Lot Area (sf)

13.041.50

Floor Area Ratio

10.00

**Base Zoning Floor** Area (sf)

130,415

Total ZLA (sf):

13,042

Total Allowed Base ZFA (sf):

130,415

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

26,082

**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

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

156 311

FAR:

12

Total Built ZFA (sf):

156.311

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):

25,896

**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

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303 East 60th S	Street	Publi	c Space Record	l: 875	
Evansview			Book:		
IV Required Type and	d Size of Public Spa	ace:			
	•		Bonus Utilization Rate	Classification	
Public Space		Size Required (sf)	Applied		
Residential Plaza		4,316.00		Hiatus	
V Required Hours of	Access:	15 mm 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
24 Hours					
✓ Restricted Hours	8:00 am to 8:00 pm or	dark, whichever is later			
Closings for Events					
VI Required Amenitit	es:				
Bicycle Parking					
Drinking Fountain	1				
Lighting					
Litter Receptacles					
Planting					
Plaque/Sign					
Trees within Space					
Seating					
Trees on Street	6				
VII Permitted Amenit	ites:				
Open Air Cafe					
Other					

Evans	/iew	Book:	247
VIII Access for th	e Physically Disabled:		
-	· · · · · · · · · · · · · · · · · · ·		
Full/Partial	☐ None  (ad \$2500 grown says) says/casts to the life  (b) \$2500 grown says/casts to the life  (c) \$2500 grown says/casts to		
IX Compliance an	and the standard standard the Second Standard as		
(1) Fall 1998 site visit receptacle, plaque and	evealed locked gates. (2) Site visit of fall 1999 revealed that the required bicycle p street trees were missing.	arking, drinking fountain	ı, litter
Compliance 2000/200	1		
<b>✓</b> Access	Description:	*	
✓ Amenity	A site visit of summer 2000 revealed that the permitted gates were not open a entry. Fence and gate do not meet the requirements for access. The site visit	also revealed that the re	in to allow equired bicycle
☐ Encroachment	parking, drinking fountain, litter receptacles, plaque, and seating were missing	j.	,
Active Enforcement:			
Law Dept	Comment:		
☐ DOB-SEU	The Department of City Planning sent a letter to the building owner on Novem compliance issue and requesting action within 30 days after which the matter	ber 28th, 2000 notifying	them of the
✓ DOB-Sp Projects	Buildings. Brian Bernstein wrote to the Department on 12/3/00 requesting furt 12/20/00. He called on 1/04/01 and stated that he would check the gates for a	her information which w	as sent on
DCP	Department called him on 3/23/01 & 3/26/01 to determine the status of the no Bernstein on 3/27/01 requesting a response and Bernstein called 3/27/01 to re	n-compliance, DCP tele	faxed
	reply shortly. Brian Bernstein called on 3/30/01 to inform the Department that redesign the entrance and to bring the space into compliance. Bernstein left a on 4/9/01. In a phone conversation with Brian Bernstein on 4/10/01, DCP requ 4/17/01 with compliance plan. DCP called him on 4/17/01, 4/18/01, 4/20/01 with matter to DOB on 4/24/01. DOB will investigate if the fence permit was iss revocation process. DOB investigated other complaints on 5/7/01. DOB repor record," DCP referred DOB to complaint filed by DCP. DOB issued a 10 day I on 8/22/01. DOB notified DCP on 9/24/01 that façade repair work resulted in creinspect 1/02.	a message with DCP that uested compliance plan ith no reply from him. E sued incorrectly and state t of 5/01 noted "no com- etter of revocation of the	at he would cal , he will call OCP referred rt 10 plaint on e fence permit
APOPS Compliance			
Access	Description:		
Amenity			
Encroachment			
Active APOPS Enforce	ment:		
Law Dept	Comment:		
DOB-SEU			
DOB-Sp Projects			
DCP			
X Comments:			
(1) The Evansview Cond 10,041.5 sf. In 1985, th	dominium occupies Block 1435, Lots 1001 to 1058. The size of that collection of lo e owner of the Evansview Condominium entered into a "Single Zoning Lot Agreem	ots is 200.83 feet by 50 lent" (see Reel 1628 Pa	feet, totalling

875

303 East 60th Street

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

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# 303 East 60th Street Evansview

Public Space Record:

875

Book:

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

Comment

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 72ı	nd Street			Public	c Spac	e Rec	ord:	876
Belaire						Вс	ok:	265
I. General Informa	ation:							
Building Address:	524 East 7	2nd Street						
Building Name:	Belaire							
<b>Building Location:</b>	South side	of East 72nd Street b	etween FD	R Drive and	York Aver	nue		
Public Space:	Arcade			Plaza		Throug	h Block Connec	tion
	Covere	d Pedestrian Space	•	Residential F	Plaza	Throug	h Block Galleria	l
	Elevate	d Plaza		Sidewalk Wi	dening	Urban	Plaza	
	Open A	ir Concourse		Through Blo	ck Arcade			
	Other S	pace:						
Public Space Location	: North side o	East 71st Street wes	t of FDR D	rive				
Primary Building Use:	Residential/Co	mmunity Facility	Stories:	43	Year Co	mpleted:		1988
Block/Lot #:	1483/1001-11	<b>47</b>	NB #:	6/86	Commu	nity Distric	t:	8
Owner:	Condominium						✓ Co-op/Co	ondo
Address:	c/o Gumley-Ha	aft Inc., 415 Madison A	Avenue,	New York, 1 10017	NY T	elephone:	(212) 371-252	
Managing Agent:	Gumley-Haft I	nc.						
Address:	415 Madison A	venue, 5th floor		New York, I 10017	NY T	elephone:	(212) 371-252	5
Developer:								
Building Architect:	Frank Williams	& Associates						
Principal Public Space Designer:	Frank Williams	& Associates						
II. Legal Basis For	Public Space	;e <b>:</b>				***************************************		
Department of Build	lings (DOB)	City Planning Com	mission (C	PC)	В	oard of Sta	ndards and Ap	peals
✓ As-of-Rigi	ht	Authorization	☐ Mod	ification		_	(BSA)	
		Certification	Spec	ial Permit			ial Permit	
		Chairperson's Certification		ng Amendm	ent	Varia	nce	
		ocianoanon	Othe	r:				
Board of Estimate (I	30E)				Ot	her		
City Council (CC)		Owner						
Board of Estimat	e Resolution	Performance I	Bond					
City Council Res	olution	Restrictive De	claration					
Actions:								
	OB As-of-Right	Number:			Date:			
ZR Section: 2	7-00	ZR Title:	Special U	Jrban Design		s-Residentia	al Plazas	
Subject: R	esidential Plaza		•	J				

# 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 R9 (Community Fa Zoning Lot Area (sf)

25.542.00

Floor Area Ratio

10.00

Base Zoning Floor

Area (sf)

255,420

Total ZLA (sf):

25,542

Total Allowed Base ZFA (sf):

255,420

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

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

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524 East 72nd Street	Publi	Public Space Record:			
Belaire		Book	: 265		
IV Required Type and Size of Public	c Space:				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Residential Plaza	2,607.92	<b>₩</b>	Neighborhood		
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 Amenitites:					
Bicycle Parking					
Drinking Fountain					
Lighting					
Litter Receptacles					
Plaque/Sign					
Trees within Space					
Seating					
Trees on Street					
VII Permitted Amenitites:					
Open Air Cafe					
Other					

Belaire	)	Book:	265
VIII Access for th	e Physically Disabled:		
✓ Full/Partial	□ None		
iX Compliance an			
Compliance 2000/200	1		
Access	Description:		
☐ Amenity			
☐ Encroachment			
Active Enforcement:	O		
Law Dept	Comment:		
☐ DOB-SEU ☐ DOB-Sp Projects			
☐ DCP			
APOPS Compliance	Parado Cara		
Access	Description:		
Amenity			
Encroachment			
Active APOPS Enforce	ement:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
X Comments:			
(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)			
XI Owner Commu	pleations		
Al Owner Commu	HIVAUVIIO PARA ARTA E		
XII Revisions to D	atachaote		
VIII G			
XIII Sources: Zoning Computations:	Frank Williams & Associates, Dwg A-2 "Zoning," approved 10/3/86 by DOB		
7			

876

524 East 72nd Street

Page 1950 of 2080

# 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

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- 1-2	~	ヘレ	•
13	w	. JN	

295

I. Ge	neral Infor	nation:							
Buildir	ng Address:	455 East	86th Street						
Bulldir	ng Name:	Channel Club							
Building Location: Northwest corner of York Avenue and East 86th Street									
Public	Space:	Arcade		Plaza		Throug	h Block Connection		
		Covere	ed Pedestrian Space	•	Residential	Plaza	Through Block Galleria		
		Elevate	ed Plaza		Sidewalk W	/idening	Urban	Plaza	
		Open /	Air Concourse		Through Bl	ock Arcade			
		Other :	Space:						
Public	Space Location	on: Northwest o	orner of Third Avenue	and East 8	6th Street				
Primar	y Building Us	e: Residential		Stories:	36	Year Co	ompleted:	1986	
Block/I	Lot #:	1566/22, 27,	28, 29, 126, 128, 1001	NB #:	3/85	Commu	ınity Distric	<b>:t:</b> 8	
Owner:		Condominium	ı					✓ Co-op/Condo	
Addres	s:	c/o Insignia R Avenue	c/o Insignia Residential Group, 675 T Avenue			, NY T	elephone:	(212) 370-9299	
Managi	ing Agent:	Insignia Resid	lential Group						
Addres	s:	675 Third Ave	675 Third Avenue			, NY T	elephone:	(212) 370-9299	
Develo	per:	Sutton East A	ssociates						
Buildin	g Architect:	Wechsler, Gra	asso, Menziuso						
•	al Public Designer:	Wechsler, Gra	asso, Menziuso						
II. Le	gal Basis F	or Public Spa	ce:						
Dep	artment of Bu	ildings (DOB)	City Planning Com	mission (C	CPC)	В	oard of Sta	ndards and Appeals	
	✓ As-of-R	ight	Authorization	(RS/			(BSA)		
			Certification	Special Permit			Special Permit		
				ng Amendr r:	nent	☐ Varia	ince		
Boar	rd of Estimate	(BOE)							
City	Council (CC)		Owner			Ot	her		
□в	oard of Estim	ate Resolution	Performance	Bond		L			
□ c	ity Council R	esolution	Restrictive De	claration					
Action	ns:								
1.	Action:	DOB As-of-Right	Number:			Date:			
	ZR Section:	27-00	ZR Title	Special I	Jrban Desig	ın Guideline	s-Residentia	al Plazas	
	Subject:	Residential Plaza	1						
2.	Action:	Surety Bond	Number:	S-200-2	221	Date: 2	2/1/1990		
	ZR Section:	27-44	ZR Title:	Surety B	ond				
	Subject:	maintenance of s	ssued by the Washingt uch plaza in a litter-fre bicycle rack and plaqu	e condition	and replace	ince Compa ement of ma	any for the andatory tree	es,	

Page 1952 of 2080

# 455 East 86th Street Channel Club

Public Space Record:

878

Book:

295

### III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District C1-5 (R10) Zoning Lot Area (sf)

Floor Area Ratio

10.00

Base Zoning Floor

Area (sf)

Total ZLA (sf):

20,587

20,586.65

Total Allowed Base ZFA (sf):

205,867

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

Page 1953 of 2080

455 East 86th Street			Public Space Record:				
Channel Club		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		Neighborhood			
V Required Hours of A	ccess:						
<b>✓</b> 24 Hours							
Restricted Hours							
Closings for Events							
VI Required Amenitites	<b>1</b>						
Bicycle Parking	Primary Space: 4 spaces						
Drinking Fountain	Primary Space: 1						
Lighting							
Litter Receptacles	4 cubic feet						
Planting	238 sf required, 357 sf pro	ovided					
Plaque/Sign							
Trees within Space	Primary Space: 3; Usable	Residual Space: 1					
Seating			with backs required, 54.0 lf p				
Trees on Street	17						

VII Permitted Amenitites:

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 Enforcem	ent:
☐ Law Dept	Comment:
□ DOB-SEU	
☐ DOB-Sp Projects	
DCP	
X Comments:	
A Comments.	
XI Owner Communic	cations: @ to Property of the control of the contro
XII Revisions to Data	asheet:
XIII Sources:	
	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

525 East 72nd Street		Public Space Record:				880				
Oı	One East River Place					Book:				
I. G	eneral Info	rmation:	Ą							
Buildi	ing Address:	525 Eas	72nd Stree	t						
Buildi	ing Name:	One Eas	t River Place	€						
Buildi	ing Location:	North sid	e of East 72	nd Street b	etween FC	R Drive an	d York A	venue		
Public	Space:	Arcad	e			Plaza		Through	h Block Cor	nection
		Cover	ed Pedestria	an Space		Residentia	l Plaza		h Block Gal	
		☐ Eleva	ted Plaza			Sidewalk V	Videning	Urban		
		Open	Air Concour	se		Through BI	ock Arca			
		✓ Other	Space: Put	olic Park						
Public	Space Loca	tion: North side	of 72nd Stre	et west of F	DR Drive					
Prima	ry Building U	se: Residential	Stories:		Stories:	50	Year	Completed:		1988
Block/	Lot #:	1484/19,22,2	3,24, parts	of 16,26	NB #:		Com	munity Distric	t:	8
Owner	<b>:</b>	One East Riv	er Place Re	alty Compa	iny, LLC					
Addres	ss:	c/o Sheldon i	c/o Sheldon H. Solow, 9 West 57th			New York, 10019	, NY	Telephone:	<b>✓</b> Co-op (212) 751-1	
Manag	ing Agent:	Sheldon H. S	olow							
Addres	38:	9 West 57th	Street			New York, 10019	NY	Telephone:	(212) 751-1	1100
Develo	per:	Solow Buildin	g Co.							
Buildin	g Architect:	Davis, Brody	& Associate	s						
	oal Public Designer:	Davis, Brody	& Associate	s						
II. Le	gal Basis I	For Public Spa	ce;							The second secon
Dep	artment of B	uildings (DOB)	City Plan	ning Com	nission (C	PC)		Board of Star	idards and	Appeals
	As-of-F	Right	Autho	Authorization		✓ Modification		(BSA)  Special Permit		• • •
			Certification		✓ Special Permit					
			Chairp Certific	erson's cation	✓ Zonir  Other	ig Amendir :	nent	☐ Varia	nce	
Boai	rd of Estimat	e (BOE)								
City	Council (CC)		Owner					Other		
<b>✓</b> B	oard of Estin	nate Resolution	Perf	ormance B	ond		Į.	J		
□ c	ity Council F	Resolution	<b>✓</b> Rest	rictive Dec	laration					
Action	ıs:									
1.	Action:	CPC Special Pen	nit	Number:	C 841102	ZSM	Date:	9/9/85		
	ZR Section:	74-95		ZR Title:	Housing (	Quality				
	Subject:	Special permit for construction of a construction of a	Public Park	Quality devi	elopment is er's proper	ncluding the	or area h	onus for the	et	
8.	Action:	Sixth Modification Amended and Re	to			2, Page 18	_	12/21/90		
	7B Section:									

Page 1957 of 2080

ZR Section:

Subject:

Final Modification of Declaration to date specifying Plaza hours and updating drawings.

## 525 East 72nd Street One East River Place

Public Space Record:

880

Book:

271

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:

Number: Reel 1227, Page 18

ZR Section:

Restrictive Declaration

Date: 5/7/87

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 Amended and Restated Dec

Number: Reel 1423, Page 69 Date: 6/29/88

ZR Section:

ZR Title:

Subject:

Modification of Declaration clarifying responsibilities of delcarant and land owner in respect to design of Landscaped Area and requirements under Esplanade Enhancement Program.