Public Space Record:

088

Book:

271

	-	•		5 5 B 2 B 2 B 2 2	
211.	zon	ma	Com	putati	one.

A. Base Zoning Floor Area:

Zoning District

R10

Zoning Lot Area (sf)

Floor Area Ratio

Base Zoning Floor

Area (sf)

4

40,452.00

10.00

404,520

Total ZLA (sf):

40,452

Total Allowed Base ZFA (sf):

404,520

B. Bonus Zoning Floor Area:

Public Space

Size Provided for Bonus (sf)

Bonus Multiplier

Generated Bonus Zoning Floor Area (sf)

Other Bonus ZFA:

Park/Overlook at termination of

80,904

Total Generated Bonus ZFA (sf):

TOTAL ALLOWED BONUS ZFA (sf):

80,904

Total Capped Bonus ZFA (sf):

2 FAR x 40,452 sf

80,904 80,904

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

C. Other Zoning Floor Area:

BSA Varlance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

12

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

485,424

FAR:

Total Built ZFA (sf):

484,950

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):

80,430

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 1959 of 2080

525 East 72nd Street One East River Place

Public Space Record: 880 Book: 271

Public Space	Size	Required (sf)	Bonus Utilization Rate Applied	Classification	
Public Park	4,904.00			Neighborhood	
V Required Hours of	Access:				
24 Hours					
✓ Restricted Hours	November 1 through April 30, 7:00 at	m to 7:00 pm, Ma	ay 1 through October 31, 7:	00 am to 9:00 pi	
Closings for Events		•			
VI Required Amenitite	981		***************************************		
Lighting					
Litter Receptacles	2				
Planting					
Plaque/Sign					
Plaque/Sign Trees within Space	12 high-branching red maple shad	de trees, minimu	m four-inch caliper		
. •	12 high-branching red maple shad seatwall along westerly perimeter, wall, 28 chairs			along easterly	
Trees within Space	seatwall along westerly perimeter,			along easterly	
Trees within Space Seating Tables	seatwall along westerly perimeter, wall, 28 chairs	4 eight-foot long		along easterly	
Trees within Space Seating	seatwall along westerly perimeter, wall, 28 chairs 7 movable Bertoía-type	4 eight-foot long	ı World's Fair-type benches		
Trees within Space Seating Tables Water Feature	seatwall along westerly perimeter, wall, 28 chairs 7 movable Bertoia-type waterstep fountain along northerly gate house at southeast corner; or	4 eight-foot long	ı World's Fair-type benches		

525 East 72nd Street One East River Place

Public Space Record:

880

Book:

271

VIII Access for the	Physically Disabled:
✓ Full/Partial	☐ None
IX Compliance and	Enforcement:
(1) Fall 1998 site visit reve	ealed plaque at site has different hours from those listed in Restrictive Declaration, and fewer tables and chairs.
Compliance 2000/2001	
Access	Description:
☐ Amenity	
☐ Encroachment	
Active Enforcement:	
☐ Law Dept	Comment:
☐ DOB-SEU	
☐ DOB-Sp Projects	
DCP	
APOPS Compliance	
Access	Description:
Amenity	
Encroachment	
Active APOPS Enforcement	ent:
☐ Law Dept	Comment:
☐ DOB-SEU	
DOB-Sp Projects	
☐ DCP	
X Comments:	
XI Owner Communic	
Al Owner Communic	GALIOTIST CONTROL OF THE CONTROL OF
XII Revisions to Date	ochootestis en e
All nevisions to Date	
XIII Sources: Zoning Computations:	Davis, Brody & Associates, Dwg A-1 "Site Location Plan, Zoning," rev. 4/18/88
	Sans, 5100, W. 7. Sociates, Ding 7-1 One Education Fight, 2011ing, 1ev. 4/10/00
2	

525 East 72nd Street One East River Place

Public Space Record:

880

Book:

271

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Restrictive Declaration associated with M 841102 (G) ZSM, 12/10/90, Reel 1752, Page 189

Amenities

Davis, Brody & Associates, Dwg A-4 "First Floor Plan," rev. 11/26/90; "Revised Scope of Work: Plaza" attached to

Restrictive Declaration in association with M 841102 (G) ZSM, 12/10/90

Site Plan

Davis, Brody & Associates, Dwg A-4 "First Floor Plan," rev. 11/26/90

400 East 79t	400 East 79th Street				Public Space Record: 881						
Hampton Ho	use	14. 150 miles				Вс	ook:				
I. General Informa	ation:	일 									
Building Address: Building Name: Building Location:	Hampton	79th Street House t corner of First Avenue	e and East	79th Stree	t						
Public Space:	☐ Elevate	ed Pedestrian Space ed Plaza Air Concourse		Plaza Residentia Sidewalk V Through B		☐ Throug	h Block Connection th Block Galleria Plaza				
Public Space Location	:										
Primary Building Use:	Residential		Stories:	32	Year C	ompleted:	1986				
Block/Lot #:	1473/1,3,4,5,	46,47	NB #:	25/83	Comm	unity Distric	t: 8				
Owner:	Hampton Hou	ise Condominium, c/o	Goodstein	Manageme	ent Inc.		✓ Co-op/Condo				
Address:	211 East 46th	Street		New York 10017	t, NY 1	Telephone:	(212) 935-7799				
Managing Agent:	Goodstein Ma	inagement Inc.									
Address:	211 East 46th	Street		New York 10017	i, NY 1	Telephone:	(212) 935-7799				
Developer:	First and 79th	Development Corpora	tion								
Building Architect:	The Vilkas Gr	oup									
Principal Public Space Designer:	The Vilkas Gr	oup									
II. Legal Basis For	Public Spa	ce:			***************************************						
Department of Build	- ' '	City Planning Com	processed .	PC) fication	E		ndards and Appeals (BSA)				
		☐ Certification ☐ Chairperson's Certification		ial Permit ng Amendi r:		_ Spec	ial Permit Ince				
Board of Estimate (E	BOE)				0	ther					
City Council (CC)		Owner				u iei					
☐ Board of Estimate ☐ City Council Res		☐ Performance E			L						
Actions:											
	PC Certification	Number	850024	7CM	Date:	7/5/84					
	3- 4 53					a wide street					

Curb Cut

Subject:

400 East 79th Street Hampton House

Public Space Record:

881

Book:

		Z								

A. Base Zoning Floor Area:

Zoning District

Zoning Lot Area (sf)

Floor Area Ratio

Base Zoning Floor

Area (sf)

C1-9, C1-5 (R10)

19,412,23

10.00

194,122

Total ZLA (sf):

19,412

Total Allowed Base ZFA (sf):

194,122

B. Bonus Zoning Floor Area:

Public Space

Size Provided for Bonus (sf)

Bonus Multiplier

Generated Bonus Zoning Floor Area (sf)

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

0

Total Capped Bonus ZFA (sf):

TOTAL ALLOWED BONUS ZFA (sf):

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

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

194,122

FAR:

10

Total Built ZFA (sf):

194,122

FAR:

10

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

0

Bonus Utilization Rate:

#Div/0!

Note: Total Bonus ZFA Used =

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

+ Adjustment

Reason for Adjustment:

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

Page 1964 of 2080

400 East 79th Street	Public Space Record: 8						
Hampton House	Book:						
IV Required Type and Size of Public Sp	oace:						
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							

400 East 79th Street Hampton House

Public Space Record:

881

Book:

VIII Access for the	Physically Disabled:
☐ Full/Partial	None
IX Compliance and	Enforcement:
Compliance 2000/2001	
☐ Access	Description:
☐ Amenity	
☐ Encroachment	
Active Enforcement:	
☐ Law Dept	Comment:
☐ DOB-SEU	
☐ DOB-Sp Projects	
DCP	
APOPS Compliance	
☐ Access	Description:
Amenity	
Encroachment	
Active APOPS Enforcem	ent:
☐ Law Dept	Comment:
☐ DOB-SEU	
☐ DOB-Sp Projects	
☐ DCP	
X Comments:	
XI Owner Communic	cations:
XII Revisions to Data	asheet:
XIII Sources: Zoning Computations:	Vilkas Group, Dwg Z1, 2/16/84 and Dwg A1, 7/14/83
7	

400 East 79th Street Hampton House

Public Space Record:

Book:

881

٠.

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

211 East 7	Oth Street			Publ	lic Spa	ce Rec	ord:	882
						Во	ook:	262
I. General Inform	nation:							
Building Address:	211 East	70th Street						
Building Name:								
Building Location:	North side	of East 70th Street be	etween Se	cond and T	hird Avenue	es		
Public Space:	Arcade	•	•	Plaza		Throug	nh Block Con	inection
	Covere	ed Pedestrian Space		Residentia	al Plaza	Throug	jh Block Gal	leria
	☐ Elevate	ed Plaza		Sidewalk \	Widening	Urban	Plaza	
	-	Air Concourse		•	Block Arcade	•		
	✓ Other ?	Space: Park-Like Ope	n Space, \	/ariance Ar	rcade			
Public Space Location	on: East side of	Third Avenue between	n East 71s	t Street and	d East 72nd	Street		
Primary Building Us	e: Residential		Stories:	34	Year C	ompleted:		1975
Block/Lot #:	1425/5		NB #:	85/71	Comm	unity Distric	et:	8
Owner:	211 East 70th	Street LP					Co-or	o/Condo
Address:	c/o Rudin Mai Avenue	nagement Co. Inc., 34	5 Park	New York 10154	k, NY	Telephone:	(212) 407-2	2400
Managing Agent:	Rudin Manage	ement Co. Inc.						
Address:	345 Park Ave	nue		New York 10154	k, NY	Telephone:	(212) 407-2	2400
Developer:	211 East 70th	Street Company						
Building Architect:	Emery Roth 8	Sons						
Principal Public Space Designer:	Emery Roth 8	Sons						
II. Legal Basis F	or Public Spa	ce:						
Department of Bu	ildings (DOB)	City Planning Com	mission (C	CPC)	E	Board of Sta		Appeals
✓ As-of-R	ight	Authorization	Mod	lification			(BSA)	
		Certification	Spec	cial Permit	t	_ Spec	ial Permit	
		Chairperson's Certification	☐ Zoni	ing Amend er:	Iment	y vana	ince	
Board of Estimate	(BOE)	Owner			o	ther		
	ate Resolution	Performance	Rond]		
City Council F		Restrictive De						
Actions:								
1. Action:	DOB As-of-Right	Number:	:		Date:			
ZR Section:	12-10	ZR Title	: Definitio	ns				
Subject:	Plaza							
2. Action:	BSA Variance	Number:	758-71	BZ	Date:	2/15/72		
ZR Section:	72-21	ZR Title	Findings	Required t	for Variance	s		

Page 1968 of 2080

exposure plane

Subject:

Variance to permit the erection of a building that exceeds the maximum permitted FAR, has less than the minimum required open ratio and lot area per room, and penetrates the sky

211 East 70th Street

Public Space Record:

882

Book:

262

3. Action:

BSA Variance

Number: 758-71BZ

Date: 11/12/74

ZR Section:

72-21

ZR Title: Findings Required for Variances

Subject:

Variance to reopen and amend the resolution adopted on 2/15/72 by adding that "the park-like open spaces shall substantially conform to revised drawings of proposed conditions marked 'Received on November 1,1974' three sheets, on condition that the fencing of the park-like areas will be open with maximum visibility from the street..."; Park-Like Open Space includes

an Arcade

882

Book:

262

III. Zoning Computations:

A. Base Zoning Floor Area:

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

C1-9 6,025.00 10,00 60,250

R8 37,154.00 6.02 223,667

Total ZLA (sf): 43,179 Total Allowed Base ZFA (sf): 283,917

B. Bonus Zoning Floor Area:

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

Plaza 2,010.00 6.00 12,060

Other Bonus ZFA:

Total Generated Bonus ZFA (sf): 12,060

Total Capped Bonus ZFA (sf): 2 FAR x 6,025 sf 12,050

TOTAL ALLOWED BONUS ZFA (sf): 12,050

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

C. Other Zoning Floor Area:

BSA Variance (sf): 128,733

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf): 128,733

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf): 424,700

FAR: 10

Total Built ZFA (sf): 418,857

FAR: 10

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf): 6,207

Bonus Utilization Rate:

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

Reason for Adjustment:

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

Page 1970 of 2080

211 East 70th	211 East 70th Street		Public Space Record:			
			Book	c: 262		
IV Required Type a	nd Size of Public Spa	ace:				
Public Space		Size Required (sf) Bonus Utilization Rate Applied	Classification		
Plaza		2,010.00		Hiatus		
Park-Like Open Space		31,196.00		Neighborhood		
Variance Arcade		4,664.00		Marginal		
V Required Hours o	f Access:					
✓ 24 Hours	Plaza, Variance Arcad	е				
✓ Restricted Hours	Park-Like Open Space	: 9:00 am to sunset				
☐ Closings for Events						
VI Required Amenit	ites:			· · · · · · · · · · · · · · · · · · ·		
Planting	Park-Like Open Sp	ace, Plaza				
Trees within Space	Park-Like Open Sp	ace, Plaza: 53				
Water Feature	Park-Like Open Sp	ace, Plaza: pool				
VII Permitted Ameni	itites:					
Open Air Cafe						
Other						

		Book:	262
VIII Access for the I	Physically Disabled:		
✓ Full/Partial	None		
X Compliance and	Enforcement:		
The Thirty Control of the Control	vealed that 18 of the required trees within the Plaza and Park-Like Open Space we	ere missing	
Compliance 2000/2001			
Access	Description:		
Amenity	Janice Eltz (737-6763) called the Department of City Planning on 6/4/02 to compl	lain that the public sp	aces were
Encroachment	open as required.		
Active Enforcement:			
☐ Law Dept	Comment:		
DOB-SEU	On 6/10/02 DCP requested DOB to perform an inspection to determine if there we	ere any zoning violati	ons.
DOB-Sp Projects			
DCP			
POPS Compliance			
Access	Description:		
Amenity			
Encroachment			
ctive APOPS Enforceme	ent:		
Law Dept	Comment:		
DOB-SEU			
DOB-Sp Projects			
DCP			
(Comments:			
(I Owner Communic	ations:		
(II Revisions to Data	sheet:		
VIII CA			
KIII Sources: Zoning Computations:	: ZLA, Public Space Size: Emery Roth & Sons, Dwg D-R "Computation for a 34 Sto	orv & Penthouse Pron	osed
	Building - Scheme 'D'," 11/4/74, received by BSA, 11/6/74; ZFA: Emery Roth & So rev. 11/13/74	ns, Dwg ZC-1 "Comp	outations,"

Public Space Record:

882

211 East 70th Street

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211 East 70th Street

Public Space Record:

882

Book:

262

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Emery Roth & Sons, Dwg 1D-R "Scheme 'D' First Floor Plan," 11/4/74, received by BSA, 11/6/74

Amenities

Emery Roth & Sons, Dwg 1D-R "Scheme 'D' First Floor Plan," 11/4/74, received by BSA, 11/6/74

Site Plan

Emery Roth & Sons, Dwg ZC-1 "Computations," rev. 11/13/74

206 Fast 94th Street

206 East 94t	h Street			Public Space Record: 88					
Carnegie Pa	rk Apartı	ments				Вс	ok:		
I. General Informa	ition:								
Building Address:	206 East	94th Street							
Building Name:	Carnegie	Park Apartments							
Building Location:	North sid	e of East 94th Street b	etween Sec	ond and Thi	rd Aveni	ues			
Public Space:	Arcad	e		Plaza		Throug	h Block Con	nection	
	Cover	ed Pedestrian Space		Residential I	Plaza	Throug	h Block Gall	eria	
	☐ Eleva	ed Plaza		Sidewalk Wi	idening	Urban	Plaza		
	Open	Air Concourse		Through Blo	ck Arcad	de			
	✓ Other	Space: Open Space							
Public Space Location:	:								
Primary Building Use:	Residential		Stories:	30	Year	Completed:		1986	
Block/Lot #:	1539/1,49		NB #:	34/84	Comr	nunity Distric	t:	8	
Owner:	Carnegie Par	k Associates, c/o The	Related Co	mpanies			Co-on	/Condo	
Address:	625 Madison	Avenue		New York, 10022	NY	Telephone:	(212) 421-5		
Managing Agent:	The Related	Companies							
Address:	625 Madison	Avenue		New York, 10022	NY	Telephone:	(212) 421-5	i332	
Developer:									
Building Architect:									
Principal Public Space Designer:									
II. Legal Basis For	Public Spa	ice:			***				
Department of Build	ings (DOB)	City Planning Com	mission (C	PC)		Board of Star	ndards and	Appeals	
As-of-Righ	nt	Authorization	☐ Modi	fication			(BSA)		
		Certification	✓ Spec	ial Permit		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ial Permit		
		Chairperson's	Zonir	ng Amendm	ent	Varia	nce		
		Certification	✓ Other	Approval Redevelo Project					
Board of Estimate (B City Council (CC)	OE)	Owner			(Other			
✓ Board of Estimate	Resolution	Performance	Bond			J			
City Council Rese	olution	Restrictive De	claration						
Actions:	OC Special Bor	mit Number	C 82002	4 7014	5	0.10.40			

1. Action:

CPC Special Permit

Number: C 830264 ZSM

Date: 2/2/83

ZR Section: 78-312(d) Subject:

ZR Title: Large Scale Residential Development

Special permit for a large scale residential development to allow minor variations in the front height and setback regulations along portions of East 94th Street and Third Avenue; attached

drawing shows that owner is to develop parcel 4A as "open space"

Public Space Record:

883

Book:

2. Action:

CPC Approval of

BOE Resolution

Redevelopment Project

Number: C 830262 HPM

Date: 2/2/83

ZR Section:

ZR Title:

Subject:

Approval of redevelopment project and disposition of city-owned land, including requirement

for an approximately 3/4 acre open space to be provided by developer on site 4A Number: Cal. No. 6

3. Action:

Date: 3/18/83

ZR Section:

ZR Title:

Subject:

Resolution adopting CPC Special Permit C 830264 ZSM.

Public Space Record:

883

gie : uix / ipe			Ro	OK:
III. Zoning Computations				
A. Base Zoning Floor Area:				
Zoning District	Zoning Lot Area (sf)	Floor Area Ratio 10.00	Base Zon Area	ing Floor a (sf)
Total ZLA (sf):	0	Total Allowed Base ZFA (sf)	:	0
B. Bonus Zoning Floor Area:				
Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated E	Bonus Zoning Floor Area (sf)
	Other Bonus ZFA:			
Total Cann	ed Bonus ZFA (sf):	Total Generated Bonus ZFA (sf)	:	0
		OTAL ALL OWER BOOKS		
Note: Total Bonus ZFA = The les		OTAL ALLOWED BONUS ZFA (s us ZFA and Total Capped Bonus a	-	
		20 21 7 tana Total Capped Bollus 2	LFA	
C. Other Zoning Floor Area:				
SSA Variance (sf):				
ransferred Development Right	is (sf):			
fiscellaneous (sf):				
	ТО	TAL ALLOWED OTHER ZFA (sf):	0
. Total Allowed and Built Zonii	ng Floor Area:			
		Total Allowed ZFA (sf):		0
			FAR:	#Num!
		Total Built ZFA (sf):		
ote: Total Allowed 7EA - T-+-!	Bound Dags 754 Trick		FAR:	
		lowed Bonus ZFA + Total Allowed	d Other ZFA	
Total Bonus Zoning Floor Are	ea Used:			
		Total Bonus ZFA Used (sf):		0
		Bonus Utilization Rate:		#Num!
Note: Total Bonus ZFA Used =	Total Built ZFA - Total Al	lowed Base ZFA - Total Allowed	d Other ZFA	+ Adjustme

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

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Reason for Adjustment:

206 East 94th Street	Publi	Public Space Record:						
Carnegie Park Apartments		Book:						
IV Required Type and Size of Public Space								
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification					
Open Space								
V Required Hours of Access:								
24 Hours								
Restricted Hours								
Closings for Events								
VI Required Amenitites:								
VII Permitted Amenitites:								
Open Air Cafe								
Other								

Public Space Record:

883

Book:

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 Compliance		
Access	Description:	
Amenity		
Encroachment		
Active APOPS Enforcem	Comment:	
☐ Law Dept☐ DOB-SEU	Sommeric.	
☐ DOB-Sp Projects		
☐ DCP		
X Comments:		
XI Owner Communi	cations:	
XII Revisions to Dat	asheet	
Heriolollo to Dal	A STATE OF THE STA	
XIII Sources: Zoning Computations:		
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
1		

Public Space Record:

883

Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

CPC Approval of Redevelopment Project, C 830262 HPM, 2/2/83

Amenities

Site Plan

General Site Plan approved in conjunction with C 830264 ZSM, 2/2/83

Marmara M	anhattan					Bo	ook:	311
I. General Inform	nation:							
Building Address:	301 East	94th Street						
Building Name:	Marmara	Manhattan						
Building Location:	Northeast	corner of Second Ave	nue and E	ast 94th Stre	et			
Public Space:	Arcade	•		Plaza		Throug	h Block Con	nection
	Covere	ed Pedestrian Space	•	Residential	Plaza	Throug	h Block Gal	leria
	Elevate	ed Plaza		Sidewalk W	idening	Urban	Plaza	
	Open /	Air Concourse		Through Blo	ck Arcade			
	Other 5	Space:						
Public Space Locatio	n: North side o	of East 94th Street east	t of Secon	d Avenue				
Primary Building Use	: Residential		Stories:	31	Year Co	ompleted:		1989
Block/Lot #:	1557/1,4,104		NB #:	43/88	Commi	unity Distric	et:	8
Owner:	1828 Second	Ave Assc Inc					Co-or	o/Condo
Address:	c/o Kiska Pro Lexington Ave	perties Management In enue	ıc., 767	New York, 10021	NY T	elephone:	(212) 754-9	9800
Managing Agent:	Kiska Propert	ies Management Inc.						
Address:	767 Lexingtor	Avenue		New York, 10021	NY T	elephone:	(212) 754-9	9800
Developer:								
Building Architect:	Liebman Lieb	man Associates						
Principal Public Space Designer:	Liebman Lieb	man Associates						
II. Legal Basis Fo	or Public Spa	cei						
Department of Buil	ldings (DOB)	City Planning Com	mission (CPC)	В	oard of Sta	ndards and	Appeals
✓ As-of-Rig	ght	Authorization	_ Mod	lification		<u></u>	(BSA)	
		Certification	☐ Spe	cial Permit			ial Permit	
		Chairperson's Certification	Zoni	ng Amendm er:	ent	∐ Varia	ince	
Board of Estimate	(BOE)				~	1		
City Council (CC)		Owner				ther		
Board of Estima	te Resolution	Performance I	Bond		لــا			
City Council Re	solution	Restrictive De	claration					
Actions:								
1. Action:	DOB As-of-Right	Number:			Date:			
ZR Section:	27-00	ZR Title:	Special	Urban Desigr	n Guideline	s-Residenti	al Plazas	

Public Space Record:

885

301 East 94th Street

Subject:

Residential Plaza

301 East 94th Street Marmara Manhattan

Public Space Record:

885

Book:

311

III. Zoning Computations:

A. Base Zoning Floor Area:

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

10,070.83

Floor Area Ratio

40.00

Base Zoning Floor Area (sf)

100,708

Total ZLA (sf):

10,071

Total Allowed Base ZFA (sf):

100,708

B. Bonus Zoning Floor Area:

Public Space

Size Provided for

Bonus (sf) Bonus Multiplier

Generated Bonus Zoning

Floor Area (sf)

Residential Plaza

3,310.54

6.00

19,863

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

19,863

Total Capped Bonus ZFA (sf):

2 FAR x 10,071 sf

20,142

TOTAL ALLOWED BONUS ZFA (sf):

19,863

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

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

120,572

FAR:

12

12

Total Built ZFA (sf):

120,531

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):

19,823

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 1981 of 2080

301 East 94th Street	Publi	c Space Record	: 885	
Marmara Manhattan		Book:		
IV Required Type and Size of Public Space				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification	
Residential Plaza	3,310.54		Hiatus	

Nesiderillar Flaza		3,310.34		riatus
		•		
V Required Hours of	Access:			
✓ 24 Hours				
Restricted Hours				
Closings for Events				
VI Required Amenitit	est			
Bicycle Parking	Primary Space: 4 spaces			
Drinking Fountain	Primary Space: 1			
Lighting				
Litter Receptacles	3.972 cubic feet			
Planting	Primary Space: 297.9 sf re- 250 sf provided	quired, 304 sf provid	led; Usable Residual Space	e: 200 sf required,
Plaque/Sign				
Trees within Space	Primary Space: 3 required,	4 provided		
Retail Frontage	Primary Space: along Seco	nd Avenue		
Seating	Primary Space: 66.2 linear backs provided; Usable Re	feet including 6.62 l sidual Space: 14 line	f with backs required, 67 If i ear feet provided	ncluding 7.5 If with
Trees on Street	7			
VII Permitted Ameniti	tes:			
Open Air Cafe				

Other

301 Eas	st 94th Street	Public Space Record:	885
Marmar	a Manhattan	Book:	311
)			
VIII Access for the	Physically Disabled:		
✓ Full/Partial	None		
X Compliance and	l Enforcement:		
1) Site visit of fall 1999 stating that it was an Url	revealed that the required litter receptacles oan Plaza rather than a Residential Plaza a	s and that the plaque information differed from the required pla and regarding the amount of planting and trees with the space.	que
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 Enforce	ment:		
Law Dept	Comment:		
DOB-SEU			
DOB-Sp Projects			
DCP			
X Comments:			
<u>i zata kwana ilijany le 1</u> 75 k	čulosi u⊈si postanisti saistos		
XI Owner Commu		elephone conversation with DCP, 10/28/99, stated that the infor	

XI Own

(1) Rhon a letter to her office was correct except that the building name should be the Marmara Manhattan.

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations:

Liebman Liebman Associates, Dwg F3 "Zoning Calculations," 9/9/88

Page 1983 of 2080

301 East 94th Street Marmara Manhattan

Public Space Record:

885

Book:

311

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Liebman Liebman Associates, Dwg F4 "Residential Plaza Plan," 9/9/88

Site Plan

Liebman Liebman Associates, Dwg F4 "Residential Plaza Plan," 9/9/88

. General Information:		
Trump Palace	Book:	260
200 East 69th Street	Public Space Record:	886

I. General Informa	tion:						
Building Address:	200 East 6	9th Street					
Building Name:	Trump Pal	ace					
Building Location:	Full blockfi	ront on east side of Th	ird Avenue	between Eas	st 68th an	d 69th Stree	ets
Public Space:	☐ Elevate	ir Concourse		Plaza Residential P Sidewalk Wid Through Bloc	lening		h Block Connection h Block Galleria Plaza
Public Space Location:	North side of	f East 68th Street east	of Third A	venue			
Primary Building Use:	Residential		Stories:	54	Year Co	mpleted:	1991
Block/Lot #:	1423/1001-14	16	NB #:	74/86	Commu	nity Distric	t: 8
Owner:	Condominium						✓ Co-op/Condo
Address:	c/o The Trump	Organization, 725 Fif	th Avenue	New York, N 10019	V To	elephone:	(212) 832-2000
Managing Agent:	The Trump Or	ganization					
Address:	725 Fifth Aven	ue		New York, N 10019	NY To	elephone:	(212) 832-2000
Developer:	The Trump Or	ganization					
Building Architect:	Frank Williams	& Associates					
Principal Public Space Designer:	Frank Williams	& Associates					
II. Legal Basis For	Public Space	:e:					
Department of Build	ings (DOB)	City Planning Com	misslon (C	PC)	В	oard of Star	ndards and Appeals
✓ As-of-Right	ıt	Authorization	☐ Mod	fication			(BSA)
		Certification	Spec	ial Permit		Spec	ial Permit
		Chairperson's	Zoni	ng Amendme	ent	Varia	nce
		Certification	Othe	r:			
Board of Estimate (E	OE)						
City Council (CC)		Owner			Oti	her	
Board of Estimate	Resolution	Performance i	Bond		L		
City Council Res	olution	Restrictive De	claration				
Actions:							
1. Action: DO	OB As-of-Right	Number:			Date:		
ZR Section: 27	7-00	ZR Title:	Special (Jrban Design	Guideline	s-Residentia	al Plazas
Subject: R	esidential Plaza						

200 East 69th Street Trump Palace

Public Space Record:

886

Book:

260

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District Zoning Lot Area (sf)

Floor Area Ratio

Base Zoning Floor Area (sf)

C1-9 (R10)

25,104.17

10.00

251,042

R8B

17,070.83

4.00

68,283

Total ZLA (sf):

42,175

Total Allowed Base ZFA (sf):

319,325

B. Bonus Zoning Floor Area:

Size Provided for Bonus (sf)

Bonus Multiplier

Generated Bonus Zoning Floor Area (sf)

Public Space
Residential Plaza

8,424.85

6.00

50,549

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

50,549

Total Capped Bonus ZFA (sf):

2 FAR x 25,104.2 sf

50,208

TOTAL ALLOWED BONUS ZFA (sf):

50,208

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):

369,533

FAR:

9

Total Built ZFA (sf):

369,533

₹:

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):

50,208

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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200 East 69th Street		Public	Public Space Record:			
Trump Palace			Book	: 260		
IV Required Type an	nd Size of Public Space:	4点.考量 3.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1				
Public Space		Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Residential Plaza		8,340.60	Applied	Neighborhood		
		0,01010				
V Required Hours or	f Access:					
24 Hours						
✓ Restricted Hours	8:00 am to 8:00 pm or dark, w	hichever is later				
Closings for Events						
VI Required Ameniti	tes:					
Bicycle Parking	16 spaces					
Drinking Fountain	1					
Lighting				•		
Litter Receptacles	17 cubic feet					
Planting	1,200 sf required, 3,368.35	sf provided				
Plaque/Sign	1 required, 2 provided					
Trees within Space	12					
Retail Frontage						
Seating	278.9 linear feet including	27.9 If with backs requi	red, 280.37 If with backs pro	ovided		
Trees on Street	20					
VII Permitted Ameni	tites:					
Open Air Cafe						

Other

200 East 69th Street Public S	pace Record:	886
Trump Palace	Book:	260

VIII Access for the I	Physically Disabled:
✓ Full/Partial	None
IX Compliance and	Enforcement:
(1) Site visit of fall 1999 re	evealed that there were 11 rather than 12 trees within the Residential Plaza.
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	
X Comments:	
XI Owner Communic	notioner and the
At Owner Communic	Cautono, ed. 1911
XII Revisions to Dat	ochootes and
VII UCAISIONS TO DAY	
XIII Sources: Zoning Computations:	ZLA, Public Space Size: Frank Williams & Associates, Dwg L2 "Site Plan," rev. 9/20/90; ZFA: see Comments
Loning Computations.	LE 1, 1 dono opudo dico. I faint finiamo a resociates, pay LE dite i ian, 164. Sizuro, El A. See Comments

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200 East 69th Street Trump Palace

Public Space Record:

886

Book:

260

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Frank Williams & Associates, Dwg L2 "Site Plan," rev. 9/20/90

Site Plan

Frank Williams & Associates, Dwg L2 "Site Plan," rev. 9/20/90

235 Fast 95th Street

	0 0 0 .			. 40110	Opu		ora.	000
Normandie C	Court					Вс	ook:	314
I. General Informa	ition:	4						
Building Address:	235 East	95th Street						
Building Name:	Normano	lie Court						
Building Location:	North sid	e of East 95th Street be	etween Firs	t and Second	Avenues	i		
Public Space:	Arcad	e		Plaza		Throug	h Block Conn	ection
	Cover	ed Pedestrian Space	•	Residential Pl	laza	Throug	jh Block Galle	ria
	Eleva	ted Plaza		Sidewalk Wid	ening	Urban	Plaza	
	Open	Air Concourse		Through Block	k Arcade			
	Other	Space:						
Public Space Location	: North side	of East 95th Street wes	t of Secon	d Avenue				
Primary Building Use:	Residential		Stories:	38	Year Co	mpleted:		1986
Block/Lot #:	1541/21		NB #:	85/84	Commu	ınity Distric	et:	8
Owner:	Yorkville Lar	nd Assoc.					Co-op/	'Condo
Address:	c/o Milstein Properties, 1271 Sixth a		venue,	New York, NY Telepho 10020-1401		elephone:	(212) 708-80	
Managing Agent:	Milford Mana	gement						
Address:	225 East 95t	h Street		New York, N 10128	Y T	elephone:	(212) 735-6	500
Developer:	Milstein Prop	erties						
Building Architect:	Abraham D.	Levitt Associates/The V	/ilkas Grou	p				
Principal Public Space Designer:	Abraham D.	Levitt Associates/The \	'ilkas Grou	p; Thomas Ba	lsley Ass	ociates		
II. Legal Basis For	Public Spa	ace:						
Department of Build	ings (DOB)	City Planning Com	mission (C	PC)	В	oard of Sta	ndards and	Appeais
✓ As-of-Rigi	nt	Authorization	Mod	ification			(BSA)	
		Certification	Spec	ecial Permit Special Perm				
		Chairperson's	Zoni	ng Amendme	nt	Varia	ence	
		Certification	Othe	r:				
Roard of Estimate (F	ROF)							

City Council Resolution

City Council (CC)

Owner

Other

Public Space Record:

229

Board of Estimate Resolution

Performance Bond

Restrictive Declaration

Actions:

1. Action:

DOB As-of-Right

Number:

Date:

ZR Section: 27-00

ZR Title: Special Urban Design Guidelines-Residential Plazas

Subject:

Residential Plaza

Public Space Record:

889

Book:

314

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District Zoning Lot Area (sf)

Floor Area Ratio

Base Zoning Floor Area (sf)

C2-8, C1-5, R10

59,589.10

10.00

595,891

R8

36,054.18

5.87

211,638

Total ZLA (sf):

95,643

Total Allowed Base ZFA (sf):

807,529

B. Bonus Zoning Floor Area:

Public Space

Size Provided for Bonus (sf)

Bonus Multiplier

Generated Bonus Zoning Floor Area (sf)

Residential Plaza

19,863.00

6.00

119,178

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

119,178

Total Capped Bonus ZFA (sf):

2 FAR x 59.589.1 sf

119.178

TOTAL ALLOWED BONUS ZFA (sf):

119,178

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):

926,707

FAR:

10

Total Built ZFA (sf):

926,619

FAR: 10

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

119,090

Bonus Utilization Rate:

.

Note: Total Bonus ZFA Used =

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

Reason for Adjustment:

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

Page 1991 of 2080

Public Space Record:

889

Book:

314

Public Space	Si	ze Required (sf)	Bonus Utilization Rate Applied	Classification	
Residential Plaza	19	19,863.00		Hiatus	
/ Required Hours of	Access:				
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitite	S:				
Bicycle Parking	Primary Space: 28 spaces				
Drinking Fountain	Primary Space: 1				
Litter Receptacles	14 cubic feet				
Planting	Primary Space: 2,047 sf require	ed, 2,050 sf provide	ed ·		
Plaque/Sign					
Trees within Space	Primary Space: 21; Usable Res	idual Space: 6 req	uired, 7 provided		
Retail Frontage	Primary Space: along Second A	venue			
Seating	Primary Space: 494.1 linear feet including 49.4 lf with backs required, 579.1 lf provided; Usable Residual Space: 39 linear feet required, 124 lf provided				
Trees on Street	42				
/II Permitted Amenitit	es:				

Public Space Record:

889

Book:

314

VIII Access for the	Physically Disabled:	
✓ Full/Partial	□ None	
IX Compliance and	Enforcement:	
Dwg Z-1 "Zoning Comput were observed on that vis	ealed that the amenities provided are different from those in Abraham D. Levitt Associates/The Vilkas Group, ations," 2/26/85. The arrangement of planters and seating are different, steps and a non-operating water feature sit and subsequently in a visit in 10/99. (2) Site visit of fall 1999 revealed that access was limited to 8:00 am to urs and that the required amount of trees, planting and seating without spikes did not appear to be present.	
Compliance 2000/2001		
Access	Description:	
✓ Amenity	A site visit of summer 2000 revealed that some of the required seating with backs and bicycle parking were missing, and that the drinking fountain was inoperable. Several seating ledges had spikes on them.	
☐ Encroachment		
Active Enforcement:		
☐ Law Dept	Comment:	
☐ DOB-SEU	The Department of Buildings was requested by DCP in November 2000 to investigate compliance problems. DOB issued NOV 111300ZSTF03AC in response to complaint 1081658 citing fairure to provide amenities, no bicycle	
✓ DOB-Sp Projects	parking space, 4 cf of litter receptacles, no seats with backs and only 22 street trees. ECB 34284195H issue 4/12/01, DOB 041201ZSTFACO7. DOB issued NOV 3429687R on 9/7/01 for failure to provide amenities p	
☐ DCP	to ZR 27-00. Fines of \$2,500 for each violation imposed.	
APOPS Compliance		
☐ Access	Description:	
Amenity		
☐ Encroachment		
Active APOPS Enforcement	ent:	
☐ Law Dept	Comment:	
☐ DOB-SEU		
☐ DOB-Sp Projects		
☐ DCP		
X Comments:		
XI Owner Communic	cations:	
XII Revisions to Data	asheet:	
XIII Sources:		
Zoning Computations:	Abraham D. Levitt Associates/The Vilkas Group, Dwg Z-1 "Zoning Computations," 2/26/85	
1		

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Public Space Record:

889

Book:

314

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Abraham D. Levitt Associates/The Vilkas Group, Dwg L-1 "215 East 95th Street," 2/26/85

Site Plan

Abraham D. Levitt Associates/The Vilkas Group, Dwg L-1 "215 East 95th Street," 2/26/85



1601 Third Avenue Ruppert Tower			Public Space Record: 89				890	
						Во	ok:	
I. General Infor	mation:							
Building Address:	1601 Third Avenue							
Building Name:	Ruppert Tower							
Building Location:	East side of Third Ave	nue betweer	n East 90	th an d 91st	Streets			
Public Space:	☐ Arcade☐ Covered Pedestrial☐ Elevated Plaza☐ Open Air Concours☐ Other Space:	•		Plaza Residential Sidewalk W Through Blo	idening	☐ Throug	h Block Conn ih Block Galle Plaza	
Public Space Locati	on:							
Primary Building Us	e: Residential	\$	Stories:	34	Year Co	ompleted:		1974
Block/Lot #:	1536/1	1	NB #:	16/82	Commi	unity Distric	at:	8
Owner:	Condominium, c/o RY Ma	nagement					✓ Co-op/	Condo
Address:	1619 Third Avenue			New York, 10128	NY 1	Telephone:		
Managing Agent:	RY Management							
Address:	1619 Third Avenue			New York, 10128	NY 1	Telephone:	(212) 410-13	375
Developer:								
Building Architect:								
Principal Public Space Designer:	Thomas Balsley Associate	es						
II. Legal Basis F	or Public Space:							
Department of Bu	uildings (DOB) City Plan	ning Comm	ission (C	PC)	В	oard of Sta	ndards and A	\ppeals
As-of-F	light Author	rization	Modi	fication		□ 0	(BSA)	
	Certific	cation	✓ Spec	ial Permit			ial Permit	
	Chairp Certifi	erson's cation	Zonir Othe	ng Amendn r:	nent	∐ Varia	ince	
Board of Estimate City Council (CC)					o	ther		
☐ Board of Estin☐ City Council F	house de la constant	ormance Bo trictive Deci			لـــا			
Actions								
Actions: 1. Action:	CPC Special Permit	Number:	CD 2105	5	Dotor	04/40/70		
ZR Section:	·	Number: ZR Title:	UF 2100	υ ·	Date: (01/19/72		
Subject:	Urban Renewal Area							
2. Action: ZR Section:	Restrictive Declaration	Number: ZR Title:	Reel 635	Page 261	Date:	5/3/82		

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Subject:

Restrictive Declaration to limit the total floor area and zoning rooms and to develop Block

1539 Lots 16 to 19, parts of 20 & 29, and 30 to 33 in accordance with the plan in exhibit "B"

890

Book:

III. Zoning Computations:		
III Zoning Computations		

A. Base Zoning Floor Area:

Zoning District

C2-8

Zoning Lot Area (sf)

Fioor Area Ratio

Base Zoning Floor Area (sf)

Total ZLA (sf):

0

Total Allowed Base ZFA (sf):

0

B. Bonus Zoning Floor Area:

Public Space

Size Provided for Bonus (sf)

Bonus Multiplier

Generated Bonus Zoning Floor Area (sf)

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

0

Total Capped Bonus ZFA (sf):

TOTAL ALLOWED BONUS ZFA (sf):

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

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Misceilaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

0 #Num!

FAR:

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

Page 1996 of 2080

1601 Third Avenue	Public Space Record:							
Ruppert Tower	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								

1601	Third Avenue	F	Public Space Reco	ord: 890	
Ruppert Tower			Book:		
	he 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 Enfor					
Law Dept	Comment:				
DOB-SEU					
☐ DOB-Sp Projects					
☐ DCP					
X Comments:					
XI Owner Comm	unications:				
Al Owner Comm	unications.				
Land Andrew States	■. Profes Federal 1971				
XII Revisions to	Datasneet:				
XIII Sources:					
Zoning Computations	:				

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3	30	Fa	st	80th	Stre	et
v	UU.		J.	OULI		

Actions:

						Bo	ook:
I. General Informa	ition:	4					
Building Address:	330 East	80th Street					
Building Name:							
Building Location:	South sid	e of East 80th Street b	etween Fin	st and Sec	ond Avenu	ies	
Public Space:	Arcad	e		Plaza		Throug	h Block Connection
	Covered Pedestrian Space			Residentia	al Plaza	Throug	jh Block Galleria
	☐ Elevat	ed Plaza		Sidewalk	Widening	Urban	Plaza
	Open	Air Concourse		Through E	Block Arcad	ie	
	Other	Space:					
Public Space Location	:						
Primary Building Use:	Residential		Stories:	20	Year	Completed:	1961
Block/Lot #:	1542/19		NB #:	33/57	Com	nunity Distric	et: 8
Owner:	330 East 80th Tenants Corp., c/o Insignia Residential Group					✓ Co-op/Condo	
Address:	675 Madison	New York, NY 10017		k, NY	Telephone:	(212) 370-9200	
Managing Agent:	Insignia Resi						
Address:	675 Third Av		New Yor 10017	k, NY	Telephone:	(212) 370-9200	
Developer:							
Building Architect:							
Principal Public Space Designer:							
II. Legal Basis For	Public Spa	ce:	· · · · · · · · · · · · · · · · · · ·			······································	
Department of Build	ings (DOB)	City Planning Com	mission (C	PC)		Board of Star	ndards and Appeals
As-of-Righ	nt	Authorization	Mod	ification			(BSA)
		Certification	Spec	ial Permit	t	Spec	ial Permit
		Chairperson's Certification	Zoni	ng Amend r:	lment	☐ Varia	nce
Board of Estimate (E	BOE)						
City Council (CC)		Owner			(Other ¬	
Board of Estimate	Resolution	Performance	Bond		L		
City Council Res	olution	Restrictive De	eclaration				

Public Space Record:

891

Reason for Adjustment:

891

look:

			8001	(.
I. Zoning Computations	en sû se kejî biyê			
A. Base Zoning Floor Area:				
Zanina District	Zanina Lat Aran (af)	Plans Avec Pakin	Base Zonin Area (
Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	7.104 (- .,
Total ZLA (sf):	0	Total Allowed Base ZFA (sf):	1	0
B. Bonus Zoning Floor Area:				
Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bo Fl	onus Zoning oor Area (sf)
	Other Bonus ZFA:	Total Generated Bonus ZFA (sf)		0
Total Com-	and Damus 754 (sq.	Total Generated Bollus ZFA (SI)	•	U
iotai Capi	oed Bonus ZFA (sf):			
		TOTAL ALLOWED BONUS ZFA (sf):	
Note: Total Bonus ZFA = The le	sser of Total Generated Bo	nus ZFA and Total Capped Bonus	ZFA	
C. Other Zoning Floor Area:				
BSA Variance (sf):				
Transferred Development Righ	nts (sf):			
Miscellaneous (sf):				
		TOTAL ALLOWED OTHER ZFA (s	f):	0
D. Total Allowed and Built Zon	ing 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 Allowe	ed Other ZFA	
E. Total Bonus Zoning Floor A	rea Used:			
				_
		Total Bonus ZFA Used (sf):		0

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

330 East 80th Street	Public Space Record:					
	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						

		Book:
/III Access for the	e Physically Disabled:	
☐ Full/Partial	□ None	
	d Enforcement:	
A Comphance an	u Liivioaliana	
ompliance 2000/2001	ı	
Access	Description:	
Amenity		
Encroachment		
ctive Enforcement:		
Law Dept	Comment:	
DOB-SEU		
DOB-Sp Projects		
DCP		
POPS Compliance		
Access	Description:	
Amenity		
Encroachment		
ctive APOPS Enforce	ment:	
Law Dept	Comment:	
DOB-SEU		
DOB-Sp Projects		
DCP		
Comments:		
I Owner Commu	ications:	
. Omior Commu	IIVANVIIVE EEN EEN EEN EEN EEN EEN EEN EEN EEN E	
II Revisions to D	atasheet:	
III Sources:		
oning Computations:		

891

330 East 80th Street

330 East 80th Street

Public Space Record:

891

Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

1540 York Avenue			Public Space Record:				892
York Hill				Book:			
I. General Informa	ition:						
Building Address:	1540 Yorl	k Avenue					
Building Name:	York Hill						
Building Location:	East side	of York Avenue betwe	en East 80	th and 81st 8	Streets		
Public Space:	Arcade	.		Plaza		Through Block C	onnection
	Covere	ed Pedestrian Space		Residential I	Plaza	Through Block G	alleria
	Elevat	ed Plaza		Sidewalk Wi	idening	Urban Plaza	
	Open .	Air Concourse		Through Blo	ck Arcade		
	Other	Space:					
Public Space Location	:						
Primary Building Use:	Residential		Stories:	19	Year Co	ompleted:	1963
Block/Lot #:	1578/1		NB #:	118/60	Commu	mity District:	8
Owner:	York Hill Hou	sing Inc.				☐ Co-	op/Condo
Address:					Т	elephone:	
Managing Agent:	Marvin Gold I	Management Co. Inc.					
Address:	2940 Avenue	X		Brooklyn, N 11235	NY T	elephone: (718) 332	2-0777
Developer:							
Building Architect:							
Principal Public Space Designer:							
II. Legal Basis For	Public Spa	ice:					MARKET AND
Department of Build	lings (DOB)	City Planning Com	mission ((PC)	В	oard of Standards ar	nd Appeals
As-of-Rigi	nt	Authorization	Mod	ification		(BSA)	_
		Certification	Spec	ial Permit		Special Permit	t
		Chairperson's Certification	Zoni	ng Amendm r:	ent	Variance	
Board of Estimate (E	BOE)				٠.	her	
City Council (CC)		Owner					
Board of Estimate	e Resolution	Performance	Bond		لـــا		
City Council Res	olution	Restrictive De	eclaration				
Actions:							

892

York Hill	-	Book:		
III. Zoning Computations				
A. Base Zoning Floor Area:			Base Zoning Floor	
Zoning District	Zoning Lot Area (sf)	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)		Generated Bonus Zoning Floor Area (sf)	
	Other Bonus ZFA:			
		Total Generated Bonus ZFA (sf):	0	
Total Cap	ped Bonus ZFA (sf):			
		TOTAL ALLOWED BONUS ZFA (s	•	
Note: Total Bonus ZFA = The le	sser of Total Generated B	onus ZFA and Total Capped Bonus 2	?FA	
C. Other Zoning Floor Area:				
BSA Variance (sf):				
Transferred Development Rigi	ıts (sf):			
Miscellaneous (sf):				
		TOTAL ALLOWED OTHER ZFA (sf)	0	
D. Total Allowed and Built Zon	ing 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):

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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1540 York Avenue	Public Space Record:					
York Hill		Book:				
IV Required Type and Size of Public Space	Ces ()					
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						

York Hi	ll	Book:
VIII Access for the	Physically Disabled:	
☐ Full/Partial	None	
	d 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 Enforce		
Law Dept	Comment:	
☐ DOB-SEU		
DOB-Sp Projects		
DCP		
X Comments:		
	the results yet on	
XI Owner Commu	nications:	
XII Revisions to D	atasheet:	
XIII Sources:		
Zoning Computations:		

1540 York Avenue

Public Space Record:

892

Page 2008 of 2080

1540 York Avenue York Hill

Public Space Record:

892

Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

1850 Second Avenu	ıe
-------------------	----

Public Space Record: 893 Book: 315 I. General Information: 1850 Second Avenue **Building Address: Building Name: Building Location:** East side of Second Avenue between East 95th and 96th Streets **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: Southeast corner of Second Avenue and East 96th Street **Public Space Location:** Primary Building Use: Residential Stories: 24 Year Completed: 1987 Block/Lot #: 1558/85 NB #: 87/85 **Community District:** 8 Owner: 1850 Second Ave. Services Corp Co-op/Condo Address: c/o The New York Foundation, 150 Nassau New York, NY Telephone: (212) 962-7559 10038 Managing Agent: The New York Foundation for Senior Citizens Inc. Address: 150 Nassau Street New York, NY Telephone: (212) 962-7559 10038 Developer: **Building Architect:** Weisberg, Castro Associates **Principal Public** Weisberg, Castro Associates 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 П Board of Estimate Resolution Performance Bond City Council Resolution Restrictive Declaration Actions:

Page 2010 of 2080

1. Action:

ZR Section:

Subject:

DOB As-of-Right

12-10

Arcade

Date:

Number:

ZR Title: Definitions

893

Book:

315

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District C2-5 (R10) Zoning Lot Area (sf)

5,000.00

Floor Area Ratio

10.00

Base Zoning Floor Area (sf)

50,000

Total ZLA (sf):

5,000

Total Allowed Base ZFA (sf):

50.000

B. Bonus Zoning Floor Area:

Public Space

Arcade

Size Provided for Bonus (sf)

Bonus Multiplier

Generated Bonus Zoning Floor Area (sf)

1.500

1,500.00

3.00

4,500

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

4,500

Total Capped Bonus ZFA (sf):

2 FAR x 5.000 sf

10.000

TOTAL ALLOWED BONUS ZFA (sf):

4,500

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):

54,500

FAR:

11

11

Total Built ZFA (sf):

56,758

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):

4,500

Bonus Utilization Rate:

1

Note: Total Bonus ZFA Used =

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

+ Adjustment

Reason for Adjustment:

-2,258

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

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1850 Second Avenue	Publi	c Space Record	l: 893
		Book	: 315
IV Required Type and Size of Public Space:			
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Arcade	1,500.00		Marginal
		- seathers	
V Required Hours of Access:			
✓ 24 Hours			
Restricted Hours			
Closings for Events			
VI Required Amenitites:			
None			
VII Permitted Amenitites:			
Open Air Cafe			
Other			

·		Book:	315
VIII Access for t	he Physically Disabled:		
Full/Partial			
	None		
IX Compilance a	and Enforcement:		
Compliance 2000/20			
Access	Description:		
☐ Amenity			
Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
DOB-SEU			
☐ DOB-Sp Projects			
DCP			
APOPS Compliance	Description:		
Access			
Amenity Encroachment			
Encroaciment			
Active APOPS Enforce	cement:		
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
☐ DCP			
	· · · · · · · · · · · · · · · · · · ·		
X Comments:			
XI Owner Commi	unications:		
XII Revisions to I	Datasheet:		
XIII Sources:			
Zoning Computations:	Weisberg, Castro Associates, Dwg Z 2 "Zoning Calculations," 9/9/86		

893

1850 Second Avenue

1850 Second Avenue

Public Space Record:

893

Book:

315

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

Weisberg, Castro Associates, Dwg Z 2 "Zoning Calculations," 9/9/86

Strathmore	, .	٠			•	Во	ok:	288
I. General Inform	ation:							
Building Address:	400 East 8	34th Street						
Building Name:	Strathmor	e						
Building Location:	Southeast	corner of First Avenue	and East	84th Street				
Public Space:	Arcade	1		Plaza		Throug	h Block Conne	ction
	Covere	d Pedestrian Space	•	Residential F	laza	Throug	h Block Galler	ia
	☐ Elevate	ed Plaza		Sidewalk Wie	dening	Urban	Plaza	
	Open A	Air Concourse		Through Bloc	ck Arcade			
	Other S	Space:						
Public Space Location	n: Northeast co	omer of First Avenue a	and East 8	3rd Street				
Primary Building Use:	Residential		Stories:	43	Year Co	ompleted:		1989
Block/Lot #:	1563/1-4, 104	, 147	NB #:	106/64	Commi	unity Distric	:t:	8
Owner:	400 E 84 St A	ssoc LP (lessee)					Co-op/C	condo
Address:	c/o The Relate Avenue	ed Company, 625 Mad	lison	New York, I 10022	NY I	Telephone:	(212) 650-16	
Managing Agent:	The Related (Company						
Address:	625 Madison	Avenue		New York, I 10022	Y T	elephone:	(212) 650-166	00
Developer:								
Building Architect:	C K Architect							
Principal Public Space Designer:	C K Architect							
II. Legal Basis Fo	r Public Spa	ce:						
Department of Bull	dings (DOB)	City Planning Com	mission (0	CPC)	В	oard of Sta	ndards and A	ppeals
✓ As-of-Rig	jht	Authorization	☐ Mod	ification			(BSA)	
		Certification	☐ Spec	lai Permit			ial Permit	
		Chairperson's Certification	☐ Zoni	ng Amendmer: er:	ent	∐ Varia	nce	
Board of Estimate (BOE)				O	ther		
City Council (CC)		Owner						
Board of Estima		Performance	Bond					
City Council Re	solution	Restrictive De	claration					
Actions:								
1 . Action: D	OOB As-of-Right	Number:	:		Date:			
ZR Section:	27-00	ZR Title	: Special	Urban Design	Guideline	es-Residenti	al Plazas	

894

400 East 84th Street

Residential Plaza

Subject:

400 East 84th Street Strathmore

Public Space Record:

894

Book:

288

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District

Zoning Lot Area (sf)

Floor Area Ratio

Base Zoning Floor

Area (sf)

C1-9

23,492.00

10.00

234,920

Total ZLA (sf):

23,492

Total Allowed Base ZFA (sf):

234,920

B. Bonus Zoning Floor Area:

Public Space

Size Provided for

Bonus (sf) **Bonus Multiplier**

Generated Bonus Zoning Floor Area (sf)

Residential Plaza

7,836.95

6.00

47,022

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

47,022

Total Capped Bonus ZFA (sf):

2 FAR x 23,492.00

46,984

TOTAL ALLOWED BONUS ZFA (sf):

46,984

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):

12

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

281,904

FAR:

Total Built ZFA (sf):

281,904

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):

46,984

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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400 East 84th Street Strathmore

Other

Public Space Record: 894 288 Book:

Public Space	Size of Public Space: Size	Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	7,836	3.95		Hiatus
V Required Hours of A	Access:			
✓ 24 Hours				
Restricted Hours				
Closings for Events				
VI Required Amenitite	981			
Bicycle Parking	Primary Space: 10 spaces			
Drinking Fountain	Primary Space: 1			
Lighting			and the state of	Cnago: 2 034 95
Planting	Primary Space: 1,319.62 sf requ	ired, 1,679.87 s	sf provided; Visual Residual	Space. 3,034.90
Plaque/Sign				
Trees within Space	Primary Space: 8			
Seating	Primary Space: 159.92 linear fe with backs provided	et including 8 If	with backs required, 168.5	If including 16 If
Trees on Street	10			

400 East 84th Street	Public opass	Book:	288
Strathmore			
Access for the Physically Disabled:			
Full/Partial None			
Compliance and Enforcement:			
ompliance 2000/2001			
Description: Access			
Amenity			
Encroachment			
Active Enforcement: Comment:			
Law Dept			
☐ DOB-SEU			
DOB-Sp Projects			
□ DCP			
APOPS Compliance			
Description:			
☐ Amenity			
☐ Encroachment			
Active APOPS Enforcement:			
Comment.			
Law Dept			
DOB-SEU			
☐ DOB-Sp Projects			
□ DCP			
X Comments:			
XI Owner Communications:			
XII Revisions to Datasheet:			
Acceptance of the Control of the Con			
XIII Sources: Zoning Computations: C K Architect, Dwg L.1 "Plaza Zo	oning Calculations," 6/5/89		
Zoning Computations: C K Architect, Dwg L. 1 1 1222			-0.10
			Page 2018

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Public Space Record: