

525 East 72nd Street
One East River Place

Public Space Record: 880
Book: 271

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10	40,452.00	10.00	404,520

Total ZLA (sf):	40,452	Total Allowed Base ZFA (sf):	404,520
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B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
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Other Bonus ZFA:	Park/Overlook at termination of	80,904
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Total Generated Bonus ZFA (sf):	80,904
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Total Capped Bonus ZFA (sf):	2 FAR x 40,452 sf	80,904
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TOTAL ALLOWED BONUS ZFA (sf):	80,904
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Note: Total Bonus ZFA = The lesser of Total Generated Bonus ZFA and Total Capped Bonus ZFA

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):	0
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D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	485,424
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FAR:	12
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Total Built ZFA (sf):	484,950
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FAR:	12
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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
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Bonus Utilization Rate:	1
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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

525 East 72nd Street
One East River Place

Public Space Record: 880
Book: 271

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Public Park	4,904.00	<input type="checkbox"/>	Neighborhood
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

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

VI Required Amenities:

Lighting	
Litter Receptacles	2
Planting	
Plaque/Sign	
Trees within Space	12 high-branching red maple shade trees, minimum four-inch caliper
Seating	seawall along westerly perimeter, 4 eight-foot long World's Fair-type benches along easterly wall, 28 chairs
Tables	7 movable Bertioia-type
Water Feature	waterstep fountain along northerly perimeter
Other Amenity	gate house at southeast corner; construction of "Park/Overlook" at termination of East 72nd Street

VII Permitted Amenities:

- ☐ Open Air Cafe
- ☐ Other

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 revealed 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:

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

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: Davis, Brody & Associates, Dwg A-1 "Site Location Plan, Zoning," rev. 4/18/88

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 79th Street
Hampton House

Public Space Record: 881
Book:

I. General Information:

Building Address: 400 East 79th Street
Building Name: Hampton House
Building Location: Southeast corner of First Avenue and East 79th Street

Public Space:

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

Public Space Location:

Primary Building Use: Residential **Stories:** 32 **Year Completed:** 1986
Block/Lot #: 1473/1,3,4,5,46,47 **NB #:** 25/83 **Community District:** 8
Owner: Hampton House Condominium, c/o Goodstein Management Inc. ☒ Co-op/Condo
Address: 211 East 46th Street New York, NY 10017 **Telephone:** (212) 935-7799
Managing Agent: Goodstein Management Inc.
Address: 211 East 46th Street New York, NY 10017 **Telephone:** (212) 935-7799
Developer: First and 79th Development Corporation
Building Architect: The Vilkas Group
Principal Public Space Designer: The Vilkas Group

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☐ As-of-Right

City Planning Commission (CPC)

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

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

1. Action: CPC Certification Number: 850024 ZCM Date: 7/5/84
ZR Section: 13-453 ZR Title: Authorization for a curb cut on a wide street
Subject: Curb Cut

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C1-9, C1-5 (R10)	19,412.23	10.00	194,122

Total ZLA (sf):	19,412	Total Allowed Base ZFA (sf):	194,122
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B. Bonus Zoning Floor Area:

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

Total Generated Bonus ZFA (sf):	0
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Total Capped Bonus ZFA (sf):

TOTAL ALLOWED BONUS ZFA (sf):

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

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):	0
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D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	194,122
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FAR:	10
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Total Built ZFA (sf):	194,122
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FAR:	10
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Note: Total Allowed ZFA = Total Allowed Base ZFA + Total Allowed Bonus ZFA + Total Allowed Other ZFA

E. Total Bonus Zoning Floor Area Used:

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

400 East 79th Street
Hampton House

Public Space Record: 881
Book:

IV Required Type and Size of Public Space:

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

V Required Hours of Access:

- ☐ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

- ☐ Full/Partial ☐ None

IX Compliance and Enforcement:

Compliance 2000/2001

- ☐ Access Description:
☐ Amenity
☐ Encroachment

Active Enforcement:

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

APOPS Compliance

- ☐ Access Description:
☐ Amenity
☐ Encroachment

Active APOPS Enforcement:

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

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: Vilkas Group, Dwg Z1, 2/16/84 and Dwg A1, 7/14/83

400 East 79th Street
Hampton House

Public Space Record: 881
Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

211 East 70th Street

Public Space Record: 882

Book: 262

I. General Information:**Building Address:** 211 East 70th Street**Building Name:****Building Location:** North side of East 70th Street between Second and Third Avenues

Public Space:

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

Public Space Location: East side of Third Avenue between East 71st Street and East 72nd Street**Primary Building Use:** Residential **Stories:** 34 **Year Completed:** 1975**Block/Lot #:** 1425/5 **NB #:** 85/71 **Community District:** 8**Owner:** 211 East 70th Street LP**Address:** c/o Rudin Management Co. Inc., 345 Park Avenue New York, NY 10154 **Telephone:** (212) 407-2400 ☐ Co-op/Condo**Managing Agent:** Rudin Management Co. Inc.**Address:** 345 Park Avenue New York, NY 10154 **Telephone:** (212) 407-2400**Developer:** 211 East 70th Street Company**Building Architect:** Emery Roth & Sons**Principal Public Space Designer:** Emery Roth & Sons**II. Legal Basis For Public Space:****Department of Buildings (DOB)**☒ As-of-Right**City Planning Commission (CPC)**

<input type="checkbox"/> Authorization	<input type="checkbox"/> Modification
<input type="checkbox"/> Certification	<input type="checkbox"/> Special Permit
<input type="checkbox"/> Chairperson's Certification	<input type="checkbox"/> Zoning Amendment
	<input type="checkbox"/> Other:

Board of Standards and Appeals (BSA)

<input type="checkbox"/> Special Permit
<input checked="" type="checkbox"/> Variance

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

<input type="checkbox"/> Board of Estimate Resolution
<input type="checkbox"/> City Council Resolution

Owner

<input type="checkbox"/> Performance Bond
<input type="checkbox"/> Restrictive Declaration

Other☐**Actions:**

- | | | | |
|-------------|--|-----------|---------------------------------|
| 1. Action: | DOB As-of-Right | Number: | Date: |
| ZR Section: | 12-10 | ZR Title: | Definitions |
| Subject: | Plaza | | |
| 2. Action: | BSA Variance | Number: | Date: 2/15/72 |
| ZR Section: | 72-21 | ZR Title: | Findings Required for Variances |
| 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 exposure plane | | |

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

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
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B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	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:	1

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

Reason for Adjustment:

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

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	2,010.00	<input type="checkbox"/>	Hiatus
Park-Like Open Space	31,196.00	<input type="checkbox"/>	Neighborhood
Variance Arcade	4,664.00	<input type="checkbox"/>	Marginal
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ **24 Hours** Plaza, Variance Arcade
- ☒ **Restricted Hours** Park-Like Open Space: 9:00 am to sunset
- ☐ **Closings for Events**

VI Required Amenities:

- Planting Park-Like Open Space, Plaza
- Trees within Space Park-Like Open Space, Plaza: 53
- Water Feature Park-Like Open Space, Plaza: pool

VII Permitted Amenities:

- ☐ **Open Air Cafe**
- ☐ **Other**

VIII Access for the Physically Disabled:

- ☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Site visit of fall 1999 revealed that 18 of the required trees within the Plaza and Park-Like Open Space were missing

Compliance 2000/2001

- ☒ Access Description:
☐ Amenity Janice Eltz (737-6763) called the Department of City Planning on 6/4/02 to complain that the public spaces were not open as required.
☐ Encroachment

Active Enforcement:

- ☐ Law Dept Comment:
☐ DOB-SEU On 6/10/02 DCP requested DOB to perform an inspection to determine if there were any zoning violations.
☒ DOB-Sp Projects
☐ DCP

APOPS Compliance

- ☐ Access Description:
☐ Amenity
☐ Encroachment

Active APOPS Enforcement:

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

X Comments:**XI Owner Communications:****XII Revisions to Datasheet:****XIII Sources:**

Zoning Computations: ZLA, Public Space Size: Emery Roth & Sons, Dwg D-R "Computation for a 34 Story & Penthouse Proposed Building - Scheme 'D'," 11/4/74, received by BSA, 11/6/74; ZFA: Emery Roth & Sons, Dwg ZC-1 "Computations," rev. 11/13/74

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 East 94th Street
Carnegie Park Apartments

Public Space Record: 883
Book:

I. General Information:

Building Address: 206 East 94th Street
Building Name: Carnegie Park Apartments
Building Location: North side of East 94th Street between Second and Third Avenues

Public Space:

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

Public Space Location:

Primary Building Use: Residential **Stories:** 30 **Year Completed:** 1986
Block/Lot #: 1539/1.49 **NB #:** 34/84 **Community District:** 8
Owner: Carnegie Park Associates, c/o The Related Companies ☐ Co-op/Condo
Address: 625 Madison Avenue New York, NY 10022 **Telephone:** (212) 421-5332
Managing Agent: The Related Companies
Address: 625 Madison Avenue New York, NY 10022 **Telephone:** (212) 421-5332

Developer:

Building Architect:

**Principal Public
Space Designer:**

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☐ As-of-Right

City Planning Commission (CPC)

☐ Authorization ☐ Modification
☐ Certification ☒ Special Permit
☐ Chairperson's Certification ☐ Zoning Amendment
☒ Other: Approval of
Redevelopment
Project

**Board of Standards and Appeals
(BSA)**

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☒ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

1. **Action:** CPC Special Permit **Number:** C 830264 ZSM **Date:** 2/2/83
ZR Section: 78-312(d) **ZR Title:** Large Scale Residential Development
Subject: 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"

206 East 94th Street
Carnegie Park Apartments

Public Space Record: 883
Book:

2. Action: CPC Approval of 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
3. Action: BOE Resolution Number: Cal. No. 6 Date: 3/18/83
ZR Section: ZR Title:
Subject: Resolution adopting CPC Special Permit C 830264 ZSM.

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
		10.00	
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)
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Other Bonus ZFA:

Total Generated Bonus ZFA (sf): 0

Total Capped Bonus ZFA (sf):

TOTAL ALLOWED BONUS ZFA (sf):

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

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf): 0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf): 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

206 East 94th Street
Carnegie Park Apartments

Public Space Record: 883
Book:

IV Required Type and Size of Public Space:

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

V Required Hours of Access:

- ☐ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

- ☐ Full/Partial ☐ None

IX Compliance and Enforcement:

Compliance 2000/2001

- ☐ Access Description:
☐ Amenity
☐ Encroachment

Active Enforcement:

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

APOPS Compliance

- ☐ Access Description:
☐ Amenity
☐ Encroachment

Active APOPS Enforcement:

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

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations:

206 East 94th Street
Carnegie Park Apartments

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

301 East 94th Street
Marmara Manhattan

Public Space Record: 885
Book: 311

I. General Information:

Building Address: 301 East 94th Street
Building Name: Marmara Manhattan
Building Location: Northeast corner of Second Avenue and East 94th Street

Public Space:

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

Public Space Location: North side of East 94th Street east of Second Avenue

Primary Building Use: Residential **Stories:** 31 **Year Completed:** 1989

Block/Lot #: 1557/1,4,104 **NB #:** 43/88 **Community District:** 8

Owner: 1828 Second Ave Assc Inc

☐ Co-op/Condo

Address: c/o Kiska Properties Management Inc., 767 Lexington Avenue New York, NY 10021 **Telephone:** (212) 754-9800

Managing Agent: Kiska Properties Management Inc.

Address: 767 Lexington Avenue New York, NY 10021 **Telephone:** (212) 754-9800

Developer:

Building Architect: Liebman Liebman Associates

Principal Public Space Designer: Liebman Liebman Associates

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

☐ Authorization

☐ Modification

☐ Certification

☐ Special Permit

☐ Chairperson's Certification

☐ Zoning Amendment

☐ Other:

Board of Standards and Appeals (BSA)

☐ Special Permit

☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution

☐ City Council Resolution

Owner

☐ Performance Bond

☐ Restrictive Declaration

Other

☐

Actions:

1. Action: DOB As-of-Right Number: Date:
ZR Section: 27-00 ZR Title: Special Urban Design Guidelines-Residential Plazas
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	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C2-8 (R10) (TA)	10,070.83	10.00	100,708

Total ZLA (sf):	10,071	Total Allowed Base ZFA (sf):	100,708
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B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Residential Plaza	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
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D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	120,572
FAR:	12
Total Built ZFA (sf):	120,531
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):	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

301 East 94th Street
Marmara Manhattan

Public Space Record: 885
Book: 311

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	3,310.54	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Hiatus

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

Bicycle Parking	Primary Space: 4 spaces
Drinking Fountain	Primary Space: 1
Lighting	
Litter Receptacles	3.972 cubic feet
Planting	Primary Space: 297.9 sf required, 304 sf provided; Usable Residual Space: 200 sf required, 250 sf provided
Plaque/Sign	
Trees within Space	Primary Space: 3 required, 4 provided
Retail Frontage	Primary Space: along Second Avenue
Seating	Primary Space: 66.2 linear feet including 6.62 lf with backs required, 67 lf including 7.5 lf with backs provided; Usable Residual Space: 14 linear feet provided
Trees on Street	7

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

301 East 94th Street
Marmara Manhattan

Public Space Record: 885
Book: 311

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Site visit of fall 1999 revealed that the required litter receptacles and that the plaque information differed from the required plaque stating that it was an Urban Plaza rather than a Residential Plaza and regarding the amount of planting and trees with the space.

Compliance 2000/2001

☐ Access Description:
☐ Amenity
☐ Encroachment

Active Enforcement:

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

APOPS Compliance

☐ Access Description:
☐ Amenity
☐ Encroachment

Active APOPS Enforcement:

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

X Comments:

XI Owner Communications:

(1) Rhonda Torrence of Kiska Properties Management Inc., in a telephone conversation with DCP, 10/28/99, stated that the information sent in 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

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

200 East 69th Street
Trump Palace

Public Space Record: 886
Book: 260

I. General Information:

Building Address: 200 East 69th Street

Building Name: Trump Palace

Building Location: Full blockfront on east side of Third Avenue between East 68th and 69th Streets

Public Space:

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

Public Space Location: North side of East 68th Street east of Third Avenue

Primary Building Use: Residential **Stories:** 54 **Year Completed:** 1991

Block/Lot #: 1423/1001-1416 **NB #:** 74/86 **Community District:** 8

Owner: Condominium

☒ Co-op/Condo

Address: c/o The Trump Organization, 725 Fifth Avenue New York, NY 10019 **Telephone:** (212) 832-2000

Managing Agent: The Trump Organization

Address: 725 Fifth Avenue New York, NY 10019 **Telephone:** (212) 832-2000

Developer: The Trump Organization

Building Architect: Frank Williams & Associates

Principal Public Space Designer: Frank Williams & Associates

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

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

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

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

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:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
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
FAR:	9

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):	50,208
Bonus Utilization Rate:	1

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

Reason for Adjustment:

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

200 East 69th Street
Trump Palace

Public Space Record: 886
Book: 260

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	8,340.60	<input checked="" type="checkbox"/>	Neighborhood
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

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

VI Required Amenities:

Bicycle Parking	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 lf with backs required, 280.37 lf with backs provided
Trees on Street	20

VII Permitted Amenities:

- ☐ Open Air Cafe
- ☐ Other

200 East 69th Street
Trump Palace

Public Space Record: 886
Book: 260

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Site visit of fall 1999 revealed 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 Enforcement:

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

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: ZLA, Public Space Size: Frank Williams & Associates, Dwg L2 "Site Plan," rev. 9/20/90; ZFA: see Comments

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 East 95th Street
Normandie Court

Public Space Record: 889
Book: 314

I. General Information:

Building Address: 235 East 95th Street
Building Name: Normandie Court
Building Location: North side of East 95th Street between First and Second Avenues

Public Space:

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

Public Space Location: North side of East 95th Street west of Second Avenue

Primary Building Use: Residential **Stories:** 38 **Year Completed:** 1986

Block/Lot #: 1541/21 **NB #:** 85/84 **Community District:** 8

Owner: Yorkville Land Assoc.

Address: c/o Milstein Properties, 1271 Sixth Avenue, New York, NY 10020-1401 **Telephone:** (212) 708-8000

Managing Agent: Milford Management

Address: 225 East 95th Street New York, NY 10128 **Telephone:** (212) 735-6500

Developer: Milstein Properties

Building Architect: Abraham D. Levitt Associates/The Vilkas Group

Principal Public Space Designer: Abraham D. Levitt Associates/The Vilkas Group; Thomas Balsley Associates

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

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

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

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

235 East 95th Street
Normandie Court

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:	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

235 East 95th Street
Normandie Court

Public Space Record: 889
Book: 314

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	19,863.00	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Hiatus

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

Bicycle Parking	Primary Space: 28 spaces
Drinking Fountain	Primary Space: 1
Litter Receptacles	14 cubic feet
Planting	Primary Space: 2,047 sf required, 2,050 sf provided
Plaque/Sign	
Trees within Space	Primary Space: 21; Usable Residual Space: 6 required, 7 provided
Retail Frontage	Primary Space: along Second Avenue
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

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

- ☒ Full/Partial ☐ None

IX Compliance and Enforcement:

(1) Fall 1998 site visit revealed that the amenities provided are different from those in Abraham D. Levitt Associates/The Vilkas Group, Dwg Z-1 "Zoning Computations," 2/26/85. The arrangement of planters and seating are different, steps and a non-operating water feature were observed on that visit and subsequently in a visit in 10/99. (2) Site visit of fall 1999 revealed that access was limited to 8:00 am to 8:00 pm instead of 24 hours 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 failure to provide amenities, no bicycle parking space, 4 cf of litter receptacles, no seats with backs and only 22 street trees. ECB 34284195H issued 4/12/01, DOB 041201ZSTFACO7. DOB issued NOV 3429687R on 9/7/01 for failure to provide amenities pursuant to ZR 27-00. Fines of \$2,500 for each violation imposed.
☒ DOB-Sp Projects
☐ DCP

APOPS Compliance

- ☐ Access Description:
☐ Amenity
☐ Encroachment

Active APOPS Enforcement:

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

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: Abraham D. Levitt Associates/The Vilkas Group, Dwg Z-1 "Zoning Computations," 2/26/85

235 East 95th Street
Normandie Court

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: 890
Book:

I. General Information:

Building Address: 1601 Third Avenue

Building Name: Ruppert Tower

Building Location: East side of Third Avenue between East 90th and 91st Streets

Public Space:

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

Public Space Location:

Primary Building Use: Residential Stories: 34 Year Completed: 1974

Block/Lot #: 1536/1 NB #: 16/82 Community District: 8

Owner: Condominium, c/o RY Management

☒ Co-op/Condo

Address: 1619 Third Avenue

New York, NY
10128

Telephone: (212) 410-1375

Managing Agent: RY Management

Address: 1619 Third Avenue

New York, NY
10128

Telephone: (212) 410-1375

Developer:

Building Architect:

Principal Public
Space Designer: Thomas Balsley Associates

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☐ As-of-Right

City Planning Commission (CPC)

☐ Authorization

☐ Modification

☐ Certification

☒ Special Permit

☐ Chairperson's
Certification

☐ Zoning Amendment

☐ Other:

Board of Standards and Appeals (BSA)

☐ Special Permit

☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution

☐ City Council Resolution

Owner

☐ Performance Bond

☐ Restrictive Declaration

Other

☐

Actions:

- Action: CPC Special Permit Number: CP 21855 Date: 01/19/72
ZR Section: ZR Title:
Subject: Urban Renewal Area
- Action: Restrictive Declaration Number: Reel 635 Page 261 Date: 5/3/82
ZR Section: ZR Title:
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"

1601 Third Avenue
Ruppert Tower

Public Space Record: 890
Book:

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C2-8			

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

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

Total Generated Bonus ZFA (sf):	0
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Total Capped Bonus ZFA (sf):

TOTAL ALLOWED BONUS ZFA (sf):

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

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):	0
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D. Total Allowed and Built Zoning Floor Area:

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

Total Built ZFA (sf):

FAR:

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

E. Total Bonus Zoning Floor Area Used:

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

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

Reason for Adjustment:

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

1601 Third Avenue
Ruppert Tower

Public Space Record: 890
Book:

IV Required Type and Size of Public Space:

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

V Required Hours of Access:

- ☐ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

- ☐ Full/Partial ☐ None

IX Compliance and Enforcement:

Compliance 2000/2001

- ☐ Access Description:
☐ Amenity
☐ Encroachment

Active Enforcement:

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

APOPS Compliance

- ☐ Access Description:
☐ Amenity
☐ Encroachment

Active APOPS Enforcement:

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

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations:

I. General Information:**Building Address:** 330 East 80th Street**Building Name:****Building Location:** South side of East 80th Street between First and Second Avenues

Public Space:

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

Public Space Location:**Primary Building Use:** Residential **Stories:** 20 **Year Completed:** 1961**Block/Lot #:** 1542/19 **NB #:** 33/57 **Community District:** 8**Owner:** 330 East 80th Tenants Corp., c/o Insignia Residential Group☒ Co-op/Condo**Address:** 675 Madison AvenueNew York, NY
10017**Telephone:** (212) 370-9200**Managing Agent:** Insignia Residential Group**Address:** 675 Third AvenueNew York, NY
10017**Telephone:** (212) 370-9200**Developer:****Building Architect:****Principal Public
Space Designer:****II. Legal Basis For Public Space:****Department of Buildings (DOB)**☐ As-of-Right**City Planning Commission (CPC)**☐ Authorization☐ Modification☐ Certification☐ Special Permit☐ Chairperson's
Certification☐ Zoning Amendment☐ Other:**Board of Standards and Appeals
(BSA)**☐ Special Permit☐ Variance**Board of Estimate (BOE)****City Council (CC)**☐ Board of Estimate Resolution☐ City Council Resolution**Owner**☐ Performance Bond☐ Restrictive Declaration**Other**☐**Actions:**

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

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

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

Total Generated Bonus ZFA (sf):	0
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Total Capped Bonus ZFA (sf):

TOTAL ALLOWED BONUS ZFA (sf):

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

C. Other Zoning Floor Area:

BSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):	0
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D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	0
-------------------------	---

FAR: #Num!

Total Built ZFA (sf):

FAR:

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

E. Total Bonus Zoning Floor Area Used:

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

330 East 80th Street

Public Space Record: 891

Book:

IV Required Type and Size of Public Space:

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

V Required Hours of Access:

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

VI Required Amenities:

VII Permitted Amenities:

- ☐ Open Air Cafe
- ☐ Other

VIII Access for the Physically Disabled:

☐ Full/Partial ☐ None

IX Compliance and Enforcement:**Compliance 2000/2001**

☐ Access Description:
☐ Amenity
☐ Encroachment

Active Enforcement:

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

APOPS Compliance

☐ Access Description:
☐ Amenity
☐ Encroachment

Active APOPS Enforcement:

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

X Comments:**XI Owner Communications:****XII Revisions to Datasheet:****XIII Sources:**

Zoning Computations:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

1540 York Avenue
York Hill

Public Space Record: 892
Book:

I. General Information:

Building Address: 1540 York Avenue

Building Name: York Hill

Building Location: East side of York Avenue between East 80th and 81st Streets

Public Space:

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

Public Space Location:

Primary Building Use: Residential Stories: 19 Year Completed: 1963

Block/Lot #: 1578/1 NB #: 118/60 Community District: 8

Owner: York Hill Housing Inc.

☐ Co-op/Condo

Address:

Telephone:

Managing Agent: Marvin Gold Management Co. Inc.

Address: 2940 Avenue X

Brooklyn, NY
11235

Telephone: (718) 332-0777

Developer:

Building Architect:

Principal Public
Space Designer:

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☐ As-of-Right

City Planning Commission (CPC)

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

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

1540 York Avenue
York Hill

Public Space Record: 892
Book:

III. Zoning Computations:

A. Base Zoning Floor Area:

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

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

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): 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

1540 York Avenue
York Hill

Public Space Record: 892
Book:

IV Required Type and Size of Public Space:

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

V Required Hours of Access:

- ☐ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

1540 York Avenue
York Hill

Public Space Record: 892
Book:

VIII Access for the Physically Disabled:

- ☐ Full/Partial ☐ None

IX Compliance and Enforcement:

Compliance 2000/2001

- ☐ Access Description:
☐ Amenity
☐ Encroachment

Active Enforcement:

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

APOPS Compliance

- ☐ Access Description:
☐ Amenity
☐ Encroachment

Active APOPS Enforcement:

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

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations:

1540 York Avenue
York Hill

Public Space Record: 892
Book:

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

Site Plan

I. General Information:**Building Address:** 1850 Second Avenue**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:

Public Space Location: Southeast corner of Second Avenue and East 96th Street**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 Street New York, NY 10038 **Telephone:** (212) 962-7559**Managing Agent:** The New York Foundation for Senior Citizens Inc.**Address:** 150 Nassau Street New York, NY 10038 **Telephone:** (212) 962-7559**Developer:****Building Architect:** Weisberg, Castro Associates**Principal Public Space Designer:** Weisberg, Castro Associates**II. Legal Basis For Public Space:****Department of Buildings (DOB)**☒ As-of-Right**City Planning Commission (CPC)**

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

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

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

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other☐**Actions:**

1. Action: DOB As-of-Right

Number:

Date:

ZR Section: 12-10

ZR Title: Definitions

Subject: Arcade

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

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C2-5 (R10)	5,000.00	10.00	50,000

Total ZLA (sf):	5,000	Total Allowed Base ZFA (sf):	50,000
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B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Arcade	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
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D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	54,500
FAR:	11
Total Built ZFA (sf):	56,758
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):	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

1850 Second Avenue

Public Space Record: 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	<input type="checkbox"/>	Marginal
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

None

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

VIII Access for the Physically Disabled:

☒ Full/Partial ☐ None

IX Compliance and Enforcement:**Compliance 2000/2001**

☐ Access Description:
☐ Amenity
☐ Encroachment

Active Enforcement:

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

APOPS Compliance

☐ Access Description:
☐ Amenity
☐ Encroachment

Active APOPS Enforcement:

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

X Comments:**XI Owner Communications:****XII Revisions to Datasheet:****XIII Sources:**

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

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

400 East 84th Street
Strathmore

Public Space Record: 894
Book: 288

I. General Information:

Building Address: 400 East 84th Street

Building Name: Strathmore

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

Public Space:

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

Public Space Location: Northeast corner of First Avenue and East 83rd Street

Primary Building Use: Residential **Stories:** 43 **Year Completed:** 1989

Block/Lot #: 1563/1-4, 104, 147 **NB #:** 106/64 **Community District:** 8

Owner: 400 E 84 St Assoc LP (lessee)

☐ Co-op/Condo

Address: c/o The Related Company, 625 Madison Avenue New York, NY 10022 **Telephone:** (212) 650-1600

Managing Agent: The Related Company

Address: 625 Madison Avenue New York, NY 10022 **Telephone:** (212) 650-1600

Developer:

Building Architect: C K Architect

Principal Public Space Designer: C K Architect

II. Legal Basis For Public Space:

Department of Buildings (DOB)

☒ As-of-Right

City Planning Commission (CPC)

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

Board of Standards and Appeals (BSA)

☐ Special Permit
☐ Variance

Board of Estimate (BOE)

City Council (CC)

☐ Board of Estimate Resolution
☐ City Council Resolution

Owner

☐ Performance Bond
☐ Restrictive Declaration

Other

☐

Actions:

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

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
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B. Bonus Zoning Floor Area:

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Residential Plaza	7,836.95	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
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):	0
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D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):	281,904
FAR:	12
Total Built ZFA (sf):	281,904
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):	46,984
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

400 East 84th Street
Strathmore

Public Space Record: 894
Book: 288

IV Required Type and Size of Public Space:

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	7,836.95	<input type="checkbox"/>	Hiatus
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

V Required Hours of Access:

- ☒ 24 Hours
☐ Restricted Hours
☐ Closings for Events

VI Required Amenities:

Bicycle Parking	Primary Space: 10 spaces
Drinking Fountain	Primary Space: 1
Lighting	
Planting	Primary Space: 1,319.62 sf required, 1,679.87 sf provided; Visual Residual Space: 3,034.95 sf
Plaque/Sign	
Trees within Space	Primary Space: 8
Seating	Primary Space: 159.92 linear feet including 8 lf with backs required, 168.5 lf including 16 lf with backs provided
Trees on Street	10

VII Permitted Amenities:

- ☐ Open Air Cafe
☐ Other

400 East 84th Street
Strathmore

Public Space Record: 894
Book: 288

VIII Access for the Physically Disabled:

☒ Full/Partial

☐ None

IX Compliance and Enforcement:

Compliance 2000/2001

☐ Access

Description:

☐ Amenity

☐ Encroachment

Active Enforcement:

☐ Law Dept

Comment:

☐ DOB-SEU

☐ DOB-Sp Projects

☐ DCP

APOPS Compliance

☐ Access

Description:

☐ Amenity

☐ Encroachment

Active APOPS Enforcement:

☐ Law Dept

Comment:

☐ DOB-SEU

☐ DOB-Sp Projects

☐ DCP

X Comments:

XI Owner Communications:

XII Revisions to Datasheet:

XIII Sources:

Zoning Computations: C K Architect, Dwg L.1 "Plaza Zoning Calculations," 6/5/89