400 East 84th Street Strathmore

Public Space Record:

894

Book:

288

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

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

Amenities

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

Site Plan

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

330 East 75	th Street			Publ	ic Spac	ce Rec	ord:	897
Saratoga	4					Во	ok:	273
I. General Inform	ation:							**************************************
Building Address:	330 East 7	75th Street						
Building Name:	Saratoga							
Building Location:	Southwest	corner of First Avenu	e and Easi	75th Stree	t			
Public Space:	Arcade			Plaza		Throug	h Block Conn	ection
	Covere	d Pedestrian Space	•	Residential	l Plaza		h Block Galle	
	Elevate	ed Plaza		Sidewalk V	Videning	Urban	Plaza	
	Open A	ir Concourse		Through BI	ock Arcade			
	Other S	Space:						
Public Space Location	: Southwest o	omer of First Avenue	and East 7	5th Street				
Primary Building Use:	Residential		Stories:	39	Year Co	mpleted:		1985
Block/Lot #:	1449/26, 1001	-2000	NB #:	62/82	Commu	ınity Distric	t:	8
Owner:	Condominium						Co-op/	Condo
Address:	c/o William B.	May, 4 Park Avenue		New York 10016	, NY T	elephone:	(212) 779-60	
Managing Agent:	William B. Ma	y						
Address:	4 Park Avenue	e		New York 10016	, NY T	elephone:	(212) 779-60	000
Developer:	Sherwood Equ	uities						
Building Architect:	Schuman Lich	tenstein Claman Efror	1					
Principal Public Space Designer:	Quennell Roth	schild Associates						
II. Legal Basis Fo	r Public Spa	ce:						
Department of Build	dings (DOB)	City Planning Com	mission (C	PC)	В	oard of Sta	ndards and A	Appeais
✓ As-of-Rig	ht	Authorization	☐ Mod	ification			(BSA)	
		Certification	☐ Spec	ial Permit		Spec	ial Permit	
		Chairperson's Certification	Zoni	ng Amendı r:	ment	☐ Varia	nce	
Board of Estimate (BOE)				Oti	her		
City Council (CC)		Owner				Her		
Board of Estimat	te Resolution	Performance I	Bond					
City Council Res	solution	Restrictive De	claration					
Actions:								
	OB As-of-Right	Number:			Date:			
ZR Section: 2	7-00	ZR Title:	Special (Jrban Desig	n Guideline	s-Residentia	al Plazas	
Subject: F	Residential Plaza							

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330 East 75th Street Saratoga

Public Space Record:

897

Book:

273

2. Action:

Performance Bond

Number: 851085

Date: 5/9/1990

ZR Section:

27-44

ZR Title: Permit Bond

Subject:

\$4,900.00 License or Permit Bond issued by International Fidelity Insurance Company, Newark, NJ, for required plantings and for the the Plaza Area to be maintained in accordance with plans filed with the City of New York and in accordance with zoning resolution Section 27-

44.

Public Space Record:

897

Book:

273

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)	15,549.92	10.00	155,499
R8 (Residential)	9,564.48	5.92	56,622
R8 (Community Fa	860.42	6.50	5,593
Total ZLA (sf):	25,975	Total Allowed Base ZFA (sf):	217,714

B. Bonus Zoning Floor Area:

Public Space Size Provided for Bonus (sf)

Bonus Multiplier

Generated Bonus Zoning Floor Area (sf)

Residential Plaza

4 862 75

6.00

29 177

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

29,177

Total Capped Bonus ZFA (sf):

2 FAR x 15,549.92 sf

31,100

TOTAL ALLOWED BONUS ZFA (sf):

29,177

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):

246,890

FAR:

10

Total Built ZFA (sf):

246,895

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):

29,177

Bonus Utilization Rate:

i

Note: Total Bonus ZFA Used =

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

+ Adjustment

Reason for Adjustment:

-**4**

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

Page 2022 of 2080

330 East 75th 8	Street	Public Space Record:				
Saratoga			Book	: 273		
IV Required Type an	d Size of Public Space:					
Public Space	Size	Required (sf)	Bonus Utilization Rate Applied	Classification		
Residential Plaza	4,86	2.75		Marginal		
V Required Hours of	Access:					
✓ 24 Hours						
Restricted Hours						
Closings for Events						
VI Required Ameniti	les:					
Bicycle Parking	Primary Space: 7 spaces					
Drinking Fountain	Primary Space: 1					
Lighting						
Litter Receptacles	2 cubic feet					
Planting	Primary Space, 500 sf required, 6 sf provided	340 sf provided,	Usable Residual Space. 25	0 sf required, 377		
Plaque/Sign						
Trees within Space	Primary Space: 6					
Seating	Primary Space: 108 linear feet in backs provided; Usable Residual If including 6 If with backs provide	Space: 54 linea	ith backs required, 145 If in r feet including 5.4 If with b	cluding 13 If with acks required, 62		
Trees on Street	9					
VII Permitted Ameni	tites:					
Open Air Cafe						
Other						

Saratog	а	Book:	273
VIII Access for the	Physically Disabled:		
Full/Partial	□ None	.#	7-
	and the second and th		
IX Compliance and	a material protestion of the control		
been covered with plywo	evealed that the required seating with backs, plaque were not present and that tood.	the required planting area	had
Compliance 2000/2001			
☐ Access	Description:		
Amenity	A site visit of summer 2000 revealed that the required bicycle parking, litter replanting and plaque were missing. The planting area was covered with plywork.	eceptacles, drinking fount ood.	ain, seating,
☐ Enercachment			
Active Enforcement:			
☐ Law Dept	Comment:		
☐ DOB-SEU	DOB investigation in October 2000 in response to a telephone complaint. DO response to complaint 1081551 citing failure to provide amenities, no bicycle	DB issued NOV 110200Z:	STF01AC in
🗹 DOB-Sp Projects	receptacle, plaque/sign, seating and trees. ECB 34282876Z issued 4/01/01. I \$2,500 imposed. DOB reinspected 10/01 and found that a contractor was on	DOB 040201ZSTFAC01.	Fine of
DCP	amenities with scheduled completion date of 11/30/01. DOB reports renovati	on continues on 1/16/02.	mstaming new
APOPS Compliance			
Access	Description:		
Amenity			
Encroachment		-	
Active APOPS Enforcem	ent:		
☐ Law Dept	Comment:		
DOR-SELL			
☐ DOB-Sp Projects			
☐ DCP			
X Comments:			
XI Owner Communi	cations:		
XII Revisions to Dat	asheet:		
XIII Sources:			
Zoning Computations:	Schuman Lichtenstein Claman Efron, Dwg A-1, "General Notes- Plot Plan, Zon	ning Computations," 11/4	/83

Public Space Record:

897

330 East 75th Street

Page 2024 of 2080

330 East 75th Street Saratoga

Public Space Record:

897

Book:

273

Base ∠FA

Bonus ZFA

Lotal Built ZFA

Public Space Size

Access

Amenities

Quennell Rothschild Associates/Schuman Lichtenstein Claman Efron, "Plaza Schematic Design," 10/10/83

Site Plan

Quennell Rothschild Associates/Schuman Lichtenstein Claman Efron, "Plaza Schematic Design," 10/10/83

422 East 72r	nd Street			Publi	ic Spac	ce Rec	ord:	898
Oxford					Вс	ok:	266	
l. General Informa	tion:							
Building Address:	422 East 7	2nd Street						
Building Name:	Oxford							
Building Location.	South side	oí Easi 72nd Sheei L	elween Fi	sí anú York	Avenues			
Public Space:	Arcade			Plaza		Throug	h Block Connec	tion
	Covere	d Pedestrian Space	→	Residential	Plaza	Throug	h Block Galleria	ŀ
	Elevate	d Plaza		Sidewalk V	/idening	Urban	Plaza	
	Open A	ir Concourse		Through Bl	ock Arcade			
	Oiller 3	pace.						
Public Space Location:	South side of	f East 72nd Street be	tween York	Avenue an	d First Ave	nue		
Primary Building Hea:	Residential		Stories:	44	Á b ät Cú	ompleted:		1990
Block/Lot #:	1466/29, 31, 1	001-1208	NB #:	42/88	Commu	unity Distric	t:	8
Owner:	Condominium						Co-op/Co	ondo
Address:	c/o Insignia Re Avenue	esidential Group, 675	Third	New York 10017	, NY T	elephone:	(212) 370-9200)
Managing Agent:	Insignia Resid	ential Group						
Address:	675 Third Ave	nue		New York, 10017	, NY T	elephone:	(212) 370-9200)
Developer:								
Building Architect:	Emery Roth &	Sons						
Principal Public Space Designer:	Thomas Balsle	ey Associates						
II. Legal Basis For	Public Spac	:e:			· · · · · · · · · · · · · · · · · · ·			
Department of Build	ings (DOB)	City Planning Com	mission (C	CPC)	В	oard of Sta	ndards and Ap	peals
As-of-Right	nt	Authorization	Mod	ification		<u> </u>	(BSA)	
		Certification	Spec	ial Permit			lal Permit	
		Certification	Zoni	ng Amendr r:	nent	∐ Varia	ince	
Board of Estimate (E	BOE)	Owner			Ot	ther		
Board of Estimate	Resolution	Performance	Rond					
☐ City Council Res		Restrictive De						
A								
Actions:	Ne // 0 0		_					
	JB AS-ot-Right 7-00	Number; 78 Title		Irhan Dari	Date:	on Dentstein	-! Di	
	r-00 esidential Plaza		opecial !	Jiban Desig	jii Guideline	es-Residentia	ai riazas	

898

Book:

266

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District Zoning Lot Area (af) R10

Moor Area Ratio

Base Zoning Floor Area (cf)

R8

20,433.00 22,988.00

10.00 6.50 204,330 149,422

Total ZLA (sf):

43,421

Total Allowed Base ZFA (sf):

353,752

B. Bonus Zoning Floor Area:

Size Provided for Bonus (sf) **Public Space** Residential Plaza 4,757.64

Bonus Multiplier

Generated Ronus Zonina Floor Area (sf)

6.00

28,546

Other Bonus ZFA:

Inclusionary Housing, ∠oning R

12,324

Total Generated Bonus ZFA (sf):

40,870

Total Capped Bonus ZFA (ef):

2 FAR v 20,433 ef

40 866

TOTAL ALLOWED BONUS ZFA (sf):

40,866

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

C. Other Zoning Floor Area:

DOA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

9

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

394,618

FAR:

Total Built ZFA (sf):

390,968

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):

40.734

Bonus Utilization Rate:

Note: Total Bonus ZFA Used =

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

+ Adjustment

Reason for Adjustment:

3,518

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

Page 2027 of 2080

422 East 72nd Street	Public Space Record:				
Oxford		Book:			
IV Required Type and Size of Public Space)				
Public Space	Size Required (sf)	Bonus Utilization Rate	Classification		
Residential Plaza	4,757.64	Applied	Hiatus		
Nesidentiai i iaza	4,757.04		niatus		
		П			
V Required Hours of Access:					
✓ 24 Hours					
Restricted Hours					
Closings for Events					
VI Required Amenitites:					
Bicycle Parking					
Drinking Fountain					
Lighting					
Litter Receptacles					
Playue/Gigu					
Trees within Space					
Seating					
Trees on Street					
VII Permitted Amenitites:	——————————————————————————————————————		7-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1		
Open Air Cafe					

Other

~		20011.	200
VIII Access for th	e Physically Disabled:		
☑ Full/Partial	None		
	nd Enforcement:		
- TO TO THE	स इब कार है। की इन्निज ब्रह्मांक कर स्थापित के प्राप्त ।		
Compliance 2000/200	11		
Access	Description:		
☐ Amenity			
Encroachment			
Active Enforcement:			
☐ Law Dept	Comment:		
☐ DOB-SEU			
☐ DOB-Sp Projects			
DCP			
APOPS Compliance			
Access	Description:		
Amenity			
Encroachment			
Active APOPS Enforce	ement:		
☐ Law Dept	Comment:		
DOR-SELL			
DOB-Sp Projects			
DCP			
X Comments:			
XI Owner Commu	ınications:		
en de la constante de la companya de la constante de la consta	n thursday is table as the first of the second seco		
XII Revisions to [Datasheet:		
XIII Sources:			
Zoning Computations:	Emery Roth & Sons, Dwg ZC-1 "Zoning Computations - 1," rev. 1/31/92		

422 East 72nd Street

Oxford

Public Space Record:

Book:

898

266

422 East 72nd Street Oxford

Public Space Record:

898

Book:

266

Base ∠FA

Bonus ZFA

Total Built ZFA

Public Space Size

Access.

Zoning Resolution, Section 27-00

Amenities

Zoning Resolution, Section 27-00

Site Plan

Emery Roth & Sons, Dwg ZC-1 "Zoning Computations - 1," rev. 12/12/89

750 Lexington Avenue

International	Plaza					Вс	ok:	245
I. General Informa	ition:	2						
Building Address:	750 Lexin	gton Avenue						
Building Name:	Internation	nal Plaza						
Building Location.	Tuli block	ioni on west side of L	ezingion Â	renue beime	on Cast 5	9111 and 00111	Sireeis	
Public Space:	Arcade	•	₹	Plaza		Throug	h Block Con	nection
	Covere	ed Pedestrian Space		Residential	Plaza	Throug	h Block Gall	leria
	☐ Elevate	ed Plaza		Sidewalk W	/idening	Urban	Plaza	
	Open /	Air Concourse		Through Bl	ock Arcade)		
	Other :	pace.						
Public Space Location	: West side o	f Lexington Avenue be	etween Eas	t 59th Stree	t and East	60th Street		
Primary Ruilding Hea-	Commercial		Storice.	21	Vear C	ompleted.		1986
Block/Lot #:	1394/13		NB #:	121-85	Comm	unity Distric	t:	8
Owner:	International	Plaza Associates LP					Co-or	/Condo
Address:	c/o Cohen Br Lexington Av	others Realty Corp., 75	50	New York 10022	, NY	Telephone:	(212) 838-	
Managing Agent:	Cohen Brothe	ers Realty Corp.						
Address:	750 Lexington	n Avenue		New York 10022	, NY	Telephone:	(212) 838-1	1800
Developer:	750 Lexington	Avenue Associates						
Building Architect:	Murphy/Jahn							
Principal Public Space Designer:	Murphy/Jahn							
II. Legal Basis For	Public Spa	ce:						
Department of Build	lings (DOB)	City Planning Com	mission (C	CPC)	E	Board of Sta		Appeals
✓ As-of-Rigi	ht	Authorization	☐ Mod	ification			(BSA)	
		Certification	Spec	ial Permit			ial Permit	
		Chairperson's Certification	Zoni	ng Amendi :r:	nent	∐ Varia	ince	
Board of Estimate (I	80E)				-			
City Council (CC)	•	Owner				ther		

Actions:

DOB AS-01-RIGHT

wumper:

Restrictive Declaration

Performance Bond

vate:

Public Space Record:

899

ZR Section: 12-10

Board of Estimate Resolution

City Council Resolution

ZR Title: Definitions

Subject:

1. ACTION:

Plaza

750 Lexington Avenue International Plaza

Public Space Record:

899

Book:

245

III. Zoning Computations:

A. Base Zoning Floor Area:

Zoning District

C5-2

Plaza

Zoning Lot Area (af)

Ticor Area Ratio

Base Zoning Floor

Area (ef)

24,602.90

10.00

6.00

246,029

Total ZLA (sf):

24,603

Total Allowed Base ZFA (sf):

246,029

B. Bonus Zoning Floor Area:

Public Space

Size Provided for

7,597.99

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

45,588

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

45,588

Total Cannot Ronne 7FA (ef).

2 FAR y 24 AN2 Q of

49 206

TOTAL ALLOWED BONUS ZFA (sf):

45,588

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

C. Other Zoning Floor Area:

DOA Variance (56).

Transferred Development Rights (sf):

Miscellaneous (sf):

TOTAL ALLOWED OTHER ZFA (sf):

0

D. Total Allowed and Built Zoning Floor Area:

Total Allowed ZFA (sf):

291,617

FAR:

12

Total Built ZFA (sf):

291,480

12 FAR:

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

E. Total Bonus Zoning Floor Area Used:

Total Bonus ZFA Used (sf):

45,451

Bonus Utilization Rate:

Note: Total Bonus ZFA Used =

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

Heason 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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750 Lexington Avenue	Public Space Record:				
International Plaza		Book:			
IV Required Type and Size of Public Spa	ice:				
Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification		
Plaza	7,597.99		Circulation		
V Required Hours of Access:					
✓ 24 Hours					
Restricted Hours					
☐ Closings for Events					
VI Required Amenitites:		and the second s			
None					
VII Permitted Amenitites:					
Open Air Cafe					

Other

750 Lexington Avenue International Plaza

Public Space Record:

899

Book:

245

VIII Access for the	Physically Disabled:
✓ Full/Partial	None
IX Compliance and	d Enforcement:
Compliance 2000/2001	
☐ Access	Description:
☐ Amenity	
Encreachment	
Active Enforcement:	
Law Dept	Comment:
☐ DOB-SEU	
☐ DOB-Sp Projects	
☐ DCP	
APOPS Compliance	
Access	Description:
Amenity	
Encroachment	
ACTIVE APUPS ENTORCE	ment:
☐ Law Dept	Comment:
□ DOR-SELL	
☐ DOB-Sp Projects	
☐ DCP	
X Comments:	사용성()
XI Owner Commun	nications:
XII Revisions to Da	Hasheet.
XIII Sources:	
Zoning Computations:	Murphy/Jahn, Dwg ZC1 "Zoning Calculations," rev. 10/28/88

750 Lexington Avenue International Plaza

Public Space Record:

899

Book:

245

Base ZFA

Bonus ZFA

Total Built ŽEA

Public Space Size

Access

Amenities

Site Plan

Murphy/Jahn, Dwg ZC-2A "Plaza," rev. 9/16/86

401 East 60th Street

Covered Pedestrian Space Residential Plaza Through Block Connection Covered Pedestrian Space Residential Plaza Through Block Galleria	Bridge Tow	er Place				Boo	ok: 248
Building Name: Bridge Tower Place Building Location: Full blockfront on east side of First Avenue between East 60th and 61st Streets Public Space:	I. General Inform	nation:	A				***************************************
Building Location: Full blockfront on east side of First Avenue between East 60th and 61st Streets Public Space: Arcade Plaza Residential Plaza Residenti	Building Address:	401 East 6	30th Street				
Public Space:	Building Name:	Bridge To	wer Place				
Covered Pedestrian Space Residential Plaza Through Block Galleria Elevated Plaza Sidewalk Widening Urban Plaza Open Air Concourse Through Block Arcade Other Space: Through Block Arcade Other Street Through Block Arcade Other Space: Through Block Arcade Other Street Through Block Ar	Building Location:	Full blockf	ront on east side of Fi	rst Avenue	between East	60th and 61st Streets	;
Covered Pedestrian Space Residential Plaza Through Block Galleria Elevated Plaza Sidewalk Widening Urban Plaza Open Air Concourse Through Block Arcade Other Space: Other Space:	Public Space:	Arcade			Plaza	Through	Block Connection
Elevated Plaza Sidewalk Widening Urban Plaza Open Air Concourse Through Block Arcade		☐ Covere	d Pedestrian Space	•	Residential Pla		
Other Space		☐ Elevate	ed Plaza		Sidewalk Wide	ning Urban P	'laza
Public Space Location: Northeast comer of First Avenue and East 60th Street Primary Building Use: Residential Stories: 37 Year Completed: 2001 Block/Lot #: 1455/1, 4, 6 NB #: Community District: 8 Owner: E. 60th Street Associates, LP		Open A	ir Concourse		Through Block	Arcade	
Primary Building Use: Residential Stories: 37 Year Completed: 2001 Block/Lot #: 1455/1, 4, 6 NB #: Community District: 8 Owner: E. 60th Street Associates, LP		Other S	Space:				
Block/Lot #: 1455/1, 4, 6 NB #: Community District: 8 Owner: E. 60th Street Associates, LP	Public Space Location	on: Northeast co	orner of First Avenue a	nd East 60	th Street		
Owner: E. 60th Street Associates, LP	Primary Building Use	e: Residential		Stories:	37	Year Completed:	2001
Address:	Block/Lot #:	1455/1, 4, 6		NB #:		Community District:	: 8
Address: c/o The Brodsky Organization, 400 West 59th 10019 East 60th Street Associates L.P. Address: c/o The Brodsky Organization, 400 West 59th 10019 Developer: Building Architect: Costas Kondylis & Associates Principal Public Space Designer: II. Legal Basis For Public Space: Department of Buildings (DOB) City Planning Commission (CPC) As-of-Right	Owner:	E. 60th Street	Associates, LP				Co-on/Condo
Address: c/o The Brodsky Organization, 400 West 59th New York, NY 10019 Developer: Building Architect: Costas Kondylis & Associates Principal Public Space Designer: Thomas Balsley Associates Thomas Balsley Associates Planning Commission (CPC) Department of Buildings (DOB) As-of-Right Authorization Modification Certification Special Permit Special Permit Variance Certification Other: Board of Estimate (BOE) City Council (CC) Owner Board of Estimate Resolution Performance Bond City Council Resolution Restrictive Declaration Actions: 1. Action: CPC Chairperson's Number: N 990686 ZCM Date: 8/31/99 CR Title:	Address:		ky Organization, 400 V	Vest 59th		Telephone:	
Street 10019 Developer: Building Architect: Costas Kondylis & Associates Principal Public Space Designer: II. Legal Basis For Public Space: Department of Buildings (DOB) City Planning Commission (CPC) Board of Standards and Appeals (BSA) As-of-Right Authorization Modification (BSA) Certification Special Permit Special Permit Variance Certification Other: Board of Estimate (BOE) City Council (CC) Owner Other Board of Estimate Resolution Performance Bond City Council Resolution Restrictive Declaration Actions: 1. Action: CPC Chairperson's Number: N 990686 ZCM Date: 8/31/99 ZR Title:	Managing Agent:	East 60th Stre	et Associates L.P.				
Building Architect: Costas Kondylis & Associates Principal Public Space Designer: II. Legal Basis For Public Space: Department of Buildings (DOB) City Planning Commission (CPC) Board of Standards and Appeals (BSA) As-of-Right	Address:		ky Organization, 400 V	West 59th		Telephone:	
Principal Public Space Designer: II. Legal Basis For Public Space:	Developer:						
Space Designer:	Building Architect:	Costas Kondy	lis & Associates				
Department of BulldIngs (DOB) As-of-Right Authorization □ Certification □ Certification □ Chairperson's Certification □ Other: Board of Estimate (BOE) City Council (CC) □ Owner □ Board of Estimate Resolution □ City Council Resolution □ City Council Resolution □ Restrictive Declaration CPC Chairperson's Certification □ Number: N 990686 ZCM □ Date: 8/31/99 ZR Title:	Principal Public Space Designer:	Thomas Balsie	ey Associates				
As-of-Right Authorization Modification (BSA) Certification Special Permit Special Permit Chairperson's Zoning Amendment Certification Other: Board of Estimate (BOE) City Council (CC) Owner Board of Estimate Resolution Performance Bond City Council Resolution Restrictive Declaration Actions: 1. Action: CPC Chairperson's Certification Number: N 990686 ZCM Date: 8/31/99 ZR Title:	II. Legal Basis Fo	or Public Spac	:e:				
Certification Special Permit Special Permit Variance	Department of Bul	ildings (DOB)	City Planning Com	nission (C	PC)	Board of Stand	dards and Appeals
Continuation Special Permit Variance Chairperson's Zoning Amendment Other: Board of Estimate (BOE) City Council (CC) Owner Board of Estimate Resolution Performance Bond City Council Resolution Restrictive Declaration Actions: 1. Action: CPC Chairperson's Number: N 990686 ZCM Date: 8/31/99 Certification ZB Title:	As-of-Ri	ght	Authorization	Modi	fication	(BSA)
Board of Estimate (BOE) City Council (CC) Owner Board of Estimate Resolution Performance Bond City Council Resolution Restrictive Declaration Actions: 1. Action: CPC Chairperson's Certification CPC Chairperson's Number: N 990686 ZCM Date: 8/31/99 CR Title:			Certification	☐ Spec	ial Permit	☐ Specia	ıl Permit
Board of Estimate (BOE) City Council (CC) Owner Board of Estimate Resolution Performance Bond City Council Resolution Restrictive Declaration Actions: 1. Action: CPC Chairperson's Number: N 990686 ZCM Date: 8/31/99 Certification ZB Title:				Zoni	ng Amendmen	t 🗌 Varian	ce
City Council (CC) Owner Board of Estimate Resolution City Council Resolution Restrictive Declaration Actions: 1. Action: CPC Chairperson's Certification Number: N 990686 ZCM Date: 8/31/99 ZR Title:			Certification	Othe	r:		
City Council (CC) Owner Board of Estimate Resolution Performance Bond City Council Resolution Restrictive Declaration Actions: 1. Action: CPC Chairperson's Number: N 990686 ZCM Date: 8/31/99 Certification ZB Title:	Board of Estimate	(BOE)				A 11	
City Council Resolution Restrictive Declaration Actions: 1. Action: CPC Chairperson's Number: N 990686 ZCM Date: 8/31/99 Certification ZB Title:	City Council (CC)		Owner			Otner	
Actions: 1. Action: CPC Chairperson's Number: N 990686 ZCM Date: 8/31/99 Certification ZB Title:	Board of Estima	ate Resolution	Performance E	3ond			
1. Action: CPC Chairperson's Number: N 990686 ZCM Date: 8/31/99 Certification ZB Title:	City Council Re	esolution	Restrictive De	claration			
1. Action: CPC Chairperson's Number: N 990686 ZCM Date: 8/31/99 Certification ZB Title:	Actions:						
ZR Title:	1. Action:				6 ZCM	Date: 8/31/99	
			ZR Title:	Resident	ial Plazas and	Arcades	

Public Space Record:

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Subject:

number

Chairperson's Certification of compliance of a Residential Plaza with the provisions of Article

II, Chapter 7, superceding a CPC Chairperson's Certification of 7/21/99 with the same ULURP

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2. Action:

CPC Chairperson's

Certification

Number: N 000376 ZCM

Date: 4/17/00

ZR Section: Subject:

27-00

ZR Title:

Residential Plazas and Arcades

Chairperson's Certification of compliance of a Residential Plaza with the provisions of Article

II, Chapter 7, superceding a CPC Chairperson's Certification of 8/31/99

3. Action:

Notice of Certification

Number: N 000376 ZCM

Date: 4/3/00

ZR Section:

27-01

ZR Title: Applicability

Subject:

Recordation of Notice of Certification at the Office of the City Register

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III. Zoning Computations:

A. Base Zoning Floor Area:

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

 C4-7
 20,083.00
 10.00
 200,830

 C6-2
 20,083.00
 6.00
 120,498

Total ZLA (sf):

40,166

Total Allowed Base ZFA (sf):

321,328

B. Bonus Zoning Floor Area:

Public Space

Residential Plaza

Size Provided for Bonus (sf)

Bonus Multiplier

Generated Bonus Zoning Floor Area (sf)

6,736.46 6.00

40,419

Other Bonus ZFA:

Total Generated Bonus ZFA (sf):

40,419

Total Capped Bonus ZFA (sf):

2 FAR x 20,083.00

40,166

TOTAL ALLOWED BONUS ZFA (sf):

40,166

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):

361,494

FAR:

g

Total Built ZFA (sf):

357,755

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):

36,427

Bonus Utilization Rate:

1

Note: Total Bonus ZFA Used =

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

+ Adjustment

Reason for Adjustment:

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

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Public Space	S	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	6	,736.00		Neighborhood
V Required Hours of	Access:			
✓ 24 Hours				
Restricted Hours				
Closings for Events				
VI Required Amenitite	s:			
Bicycle Parking	Primary Space: 10 spaces			
Drinking Fountain	Primary Space: 1			
Lighting				
Litter Receptacles	10 cubic feet			
Planting	Primary Space:1,321 sf			
Plaque/Sign	2			
Trees within Space	Primary Space: 13; Usable Re	sidual Space: 4		
Seating	Primary Space: 194.42 If incluincluding 96 If with backs	ding 103.75 If with b	acks; Usable Residual Spa	ce: 120 lf
Trees on Street	24			
VII Permitted Amenitii	es:	-		
Open Air Cafe				

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VIII Access for the	e Physically Disabled:
Full/Partial	None
IX Compliance an	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 Enforcer	ment:
Law Dept	Comment:
☐ DOB-SEU	
☐ DOB-Sp Projects	
☐ DCP	
X Comments:	
XI Owner Communications:	
foot width of the benches	ul Selver met with the Department of City Planning, 1/13/00, to review the owner letter attachment and concurred with s Balsley noted that the backs on the two-sided benches in the Usable Residual Space only extend for four of the five s. The seating requirement for benches with backs in that space was changed to reflect this information. In a Connie O'Sullivan of the Brodsky Organization noted the correct name and address of the building.
XII Revisions to Da	to a second control of the second control of the second control of the second control of the second control of
	e new certification of Residential Plaza, revised amenities and sources, year completed and classification.
	· · · · · · · · · · · · · · · · · · ·

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XIII Sources:

Public Space Record:

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Zoning Computations:

Costas Kondylis & Associates, Dwg Z-1 "Zoning Calculations Schedules, Site Plan & Sections," rev. 1/14/00

Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Zoning Resolution, Section 27-113

Amenities

Costas Kondylis & Associates, Dwg ZL-01-PLZ "Plaza Ground Floor," rev. 3/16/00

Site Plan

Costas Kondylis & Associates, Dwg ZL-01-PLZ "Plaza Ground Floor," rev. 3/16/00