

400 East 84th Street  
Strathmore

Public Space Record: 894  
Book: 288

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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 75th Street  
Saratoga

Public Space Record: 897  
Book: 273

**I. General Information:**

**Building Address:** 330 East 75th Street  
**Building Name:** Saratoga  
**Building Location:** Southwest corner of First Avenue and East 75th 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:** Southwest corner of First Avenue and East 75th Street

**Primary Building Use:** Residential **Stories:** 39 **Year Completed:** 1985

**Block/Lot #:** 1449/26, 1001-2000 **NB #:** 62/82 **Community District:** 8

**Owner:** Condominium  Co-op/Condo

**Address:** c/o William B. May, 4 Park Avenue New York, NY 10016 **Telephone:** (212) 779-6000

**Managing Agent:** William B. May  
**Address:** 4 Park Avenue New York, NY 10016 **Telephone:** (212) 779-6000

**Developer:** Sherwood Equities

**Building Architect:** Schuman Lichtenstein Claman Efron

**Principal Public Space Designer:** Quennell Rothschild 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

330 East 75th Street  
Saratoga

Public Space Record: 897  
Book: 273

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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.

**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
<b>Total ZLA (sf):</b>	<b>25,975</b>	<b>Total Allowed Base ZFA (sf):</b>	<b>217,714</b>

**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:**

<b>Total Generated Bonus ZFA (sf):</b>		29,177
<b>Total Capped Bonus ZFA (sf):</b>	2 FAR x 15,549.92 sf	31,100
<b>TOTAL ALLOWED BONUS ZFA (sf):</b>		29,177

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

**C. Other Zoning Floor Area:**

DSA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

**TOTAL ALLOWED OTHER ZFA (sf):** 0

**D. Total Allowed and Built Zoning Floor Area:**

<b>Total Allowed ZFA (sf):</b>	246,890
<b>FAR:</b>	10
<b>Total Built ZFA (sf):</b>	246,895
<b>FAR:</b>	10

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

**E. Total Bonus Zoning Floor Area Used:**

<b>Total Bonus ZFA Used (sf):</b>	29,177
<b>Bonus Utilization Rate:</b>	1

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

330 East 75th Street  
Saratoga

Public Space Record: 897  
Book: 273

**IV Required Type and Size of Public Space:**

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	4,862.75	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Marginal

**V Required Hours of Access:**

- 24 Hours
- Restricted Hours
- Closings for Events

**VI Required Amenities:**

Bicycle Parking	Primary Space: 7 spaces
Drinking Fountain	Primary Space: 1
Lighting	
Litter Receptacles	2 cubic feet
Planting	Primary Space: 500 sf required, 640 sf provided, Usable Residual Space: 250 sf required, 377 sf provided
Plaque/Sign	
Trees within Space	Primary Space: 6
Seating	Primary Space: 108 linear feet including 10.8 lf with backs required, 145 lf including 13 lf with backs provided; Usable Residual Space: 54 linear feet including 5.4 lf with backs required, 62 lf including 6 lf with backs provided
Trees on Street	9

**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 the required seating with backs, plaque were not present and that the required planting area had been covered with plywood.

**Compliance 2000/2001**

- Access      Description:  
 Amenity      A site visit of summer 2000 revealed that the required bicycle parking, litter receptacles, drinking fountain, seating, planting and plaque were missing. The planting area was covered with plywood.  
 Encroachment

**Active Enforcement:**

- Law Dept      Comment:  
 DOB-SEU      DOB investigation in October 2000 in response to a telephone complaint. DOB issued NOV 110200ZSTF01AC in response to complaint 1081551 citing failure to provide amenities, no bicycle parking, drinking fountain, lighting litter receptacle, plaque/sign, seating and trees. ECB 34282876Z issued 4/01/01. DOB 040201ZSTFAC01. Fine of \$2,500 imposed. DOB reinspected 10/01 and found that a contractor was on-site at time of inspection installing new amenities with scheduled completion date of 11/30/01. DOB reports renovation continues on 1/16/02.  
 DOB-Sp Projects  
 DCP

**APOPS Compliance**

- Access      Description:  
 Amenity  
 Encroachment

**Active APOPS Enforcement:**

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

**X Comments:**

**XI Owner Communications:**

**XII Revisions to Datasheet:**

**XIII Sources:**

Zoning Computations: Schuman Lichtenstein Claman Efron, Dwg A-1, "General Notes- Plot Plan, Zoning Computations," 11/4/83

330 East 75th Street  
Saratoga

Public Space Record: 897  
Book: 273

Base ZFA

Bonus ZFA

Total 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 72nd Street  
Oxford

Public Space Record: 898  
Book: 266

### I. General Information:

**Building Address:** 422 East 72nd Street

**Building Name:** Oxford

**Building Location:** South side of East 72nd Street between First and York Avenues

**Public Space:**

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

**Public Space Location:** South side of East 72nd Street between York Avenue and First Avenue

**Primary Building Use:** Residential **Stories:** 44 **Year Completed:** 1990

**Block/Lot #:** 1466/29, 31, 1001-1208 **NB #:** 42/88 **Community District:** 8

**Owner:** Condominium

Co-op/Condo

**Address:** c/o Insignia Residential Group, 675 Third Avenue New York, NY 10017 **Telephone:** (212) 370-9200

**Managing Agent:** Insignia Residential Group

**Address:** 675 Third Avenue New York, NY 10017 **Telephone:** (212) 370-9200

**Developer:**

**Building Architect:** Emery Roth & Sons

**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:

1. ACTION: DOB AS-OF-RIGHT number: Date:  
ZR Section: 27-00 ZR Title: Special Urban Design Guidelines-Residential Plazas  
Subject: Residential Plaza



**III. Zoning Computations:**

**A. Base Zoning Floor Area:**

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
R10	20,433.00	10.00	204,330
R8	22,988.00	6.50	149,422
<b>Total ZLA (sf):</b>	<b>43,421</b>	<b>Total Allowed Base ZFA (sf):</b>	<b>353,752</b>

**B. Bonus Zoning Floor Area:**

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Residential Plaza	4,757.64	6.00	28,546
<b>Other Bonus ZFA:</b>	Inclusionary Housing, Zoning R		12,324
<b>Total Generated Bonus ZFA (sf):</b>			<b>40,870</b>
<b>Total Capped Bonus ZFA (sf):</b>	2 FAR x 20,433 sf		<b>40,866</b>
<b>TOTAL ALLOWED BONUS ZFA (sf):</b>			<b>40,866</b>

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

**C. Other Zoning Floor Area:**

DCA Variance (sf):

Transferred Development Rights (sf):

Miscellaneous (sf):

**TOTAL ALLOWED OTHER ZFA (sf): 0**

**D. Total Allowed and Built Zoning Floor Area:**

<b>Total Allowed ZFA (sf):</b>	<b>394,618</b>
<b>FAR:</b>	<b>9</b>
<b>Total Built ZFA (sf):</b>	<b>390,968</b>
<b>FAR:</b>	<b>9</b>

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

**E. Total Bonus Zoning Floor Area Used:**

<b>Total Bonus ZFA Used (sf):</b>	<b>40,734</b>
<b>Bonus Utilization Rate:</b>	<b>i</b>

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

422 East 72nd Street  
Oxford

Public Space Record: 898  
Book: 266

**IV Required Type and Size of Public Space:**

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	4,757.64	<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
- Drinking Fountain
- Lighting
- Litter Receptacles
- Plaque/Sign
- Trees within Space
- Seating
- Trees on Street

**VII Permitted Amenities:**

- Open Air Cafe
- Other

422 East 72nd Street  
Oxford

Public Space Record: 898  
Book: 266

**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: Emery Roth & Sons, Dwg ZC-1 "Zoning Computations - 1," rev. 1/31/92

422 East 72nd Street  
Oxford

Public Space Record: 898  
Book: 266

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Base ZFA

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

Public Space Record: 899  
Book: 245

**I. General Information:**

**Building Address:** 750 Lexington Avenue

**Building Name:** International Plaza

**Building Location:** Full blockfront on west side of Lexington Avenue between East 59th and 60th 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:** West side of Lexington Avenue between East 59th Street and East 60th Street

**Primary Building Use:** Commercial **Stories:** 31 **Year Completed:** 1986

**Block/Lot #:** 1394/13 **NB #:** 121-85 **Community District:** 8

**Owner:** International Plaza Associates LP  Co-op/Condo

**Address:** c/o Cohen Brothers Realty Corp., 750 Lexington Avenue New York, NY 10022 **Telephone:** (212) 838-1800

**Managing Agent:** Cohen Brothers Realty Corp.

**Address:** 750 Lexington Avenue New York, NY 10022 **Telephone:** (212) 838-1800

**Developer:** 750 Lexington Avenue Associates

**Building Architect:** Murphy/Jahn

**Principal Public Space Designer:** Murphy/Jahn

**II. Legal Basis For Public Space:**

**Department of Buildings (DOB)**

As-of-Right

**City Planning Commission (CPC)**

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

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

Special Permit  
 Variance

**Board of Estimate (BOE)**

**City Council (CC)**

Board of Estimate Resolution  
 City Council Resolution

**Owner**

Performance Bond  
 Restrictive Declaration

**Other**

**Actions:**

1. ACTION: DOB AS-OF-RIGHT NUMBER: DATE:  
ZR Section: 12-10 ZR Title: Definitions  
Subject: Plaza

**III. Zoning Computations:**

**A. Base Zoning Floor Area:**

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C5-2	24,602.90	10.00	246,029
<b>Total ZLA (sf):</b>		24,603	<b>Total Allowed Base ZFA (sf):</b> 246,029

**B. Bonus Zoning Floor Area:**

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Plaza	7,597.99	6.00	45,588

**Other Bonus ZFA:**

	<b>Total Generated Bonus ZFA (sf):</b>	45,588
<b>Total Capped Bonus ZFA (sf):</b>	2 FAR x 24,602.9 sf	49,206
	<b>TOTAL ALLOWED BONUS ZFA (sf):</b>	45,588

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

**C. Other Zoning Floor Area:**

**DCA Variance (sf):**

**Transferred Development Rights (sf):**

**Miscellaneous (sf):**

**TOTAL ALLOWED OTHER ZFA (sf):** 0

**D. Total Allowed and Built Zoning Floor Area:**

<b>Total Allowed ZFA (sf):</b>	291,617
<b>FAR:</b>	12
<b>Total Built ZFA (sf):</b>	291,480
<b>FAR:</b>	12

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

**E. Total Bonus Zoning Floor Area Used:**

<b>Total Bonus ZFA Used (sf):</b>	45,451
<b>Bonus Utilization Rate:</b>	1

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

*Reason for Adjustment:*

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

**IV Required Type and Size of Public Space:**

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Plaza	7,597.99	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Circulation

**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: Murphy/Jahn, Dwg ZC1 "Zoning Calculations," rev. 10/28/88



750 Lexington Avenue  
International Plaza

Public Space Record: 899  
Book: 245

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Base ZFA

Bonus ZFA

Total Built ZFA

Public Space Size

Access

Amenities

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

401 East 60th Street  
Bridge Tower Place

Public Space Record: 8100  
Book: 248

**I. General Information:**

**Building Address:** 401 East 60th Street  
**Building Name:** Bridge Tower Place  
**Building Location:** Full blockfront on east side of First Avenue between East 60th and 61st Streets

**Public Space:**

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

**Public Space Location:** Northeast corner of First Avenue and East 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       Co-op/Condo

**Address:** c/o The Brodsky Organization, 400 West 59th Street New York, NY 10019      **Telephone:**

**Managing Agent:** East 60th Street Associates L.P.

**Address:** c/o The Brodsky Organization, 400 West 59th Street New York, NY 10019      **Telephone:**

**Developer:**

**Building Architect:** Costas Kondylis & Associates

**Principal Public Space Designer:** Thomas Balsley Associates

**II. Legal Basis For Public Space:**

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

**Board of Estimate (BOE)**

**City Council (CC)**

Board of Estimate Resolution  
 City Council Resolution

**Owner**

Performance Bond  
 Restrictive Declaration

**Other**

**Actions:**

1. **Action:** CPC Chairperson's Certification      **Number:** N 990686 ZCM      **Date:** 8/31/99  
**ZR Section:** 27-00      **ZR Title:** Residential Plazas and Arcades  
**Subject:** 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 number

2. Action: CPC Chairperson's Certification      Number: N 000376 ZCM      Date: 4/17/00  
ZR Section: 27-00      ZR Title: Residential Plazas and Arcades  
Subject: 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

**III. Zoning Computations:**

**A. Base Zoning Floor Area:**

Zoning District	Zoning Lot Area (sf)	Floor Area Ratio	Base Zoning Floor Area (sf)
C4-7	20,083.00	10.00	200,830
C6-2	20,083.00	6.00	120,498
<b>Total ZLA (sf):</b>	<b>40,166</b>	<b>Total Allowed Base ZFA (sf):</b>	<b>321,328</b>

**B. Bonus Zoning Floor Area:**

Public Space	Size Provided for Bonus (sf)	Bonus Multiplier	Generated Bonus Zoning Floor Area (sf)
Residential Plaza	6,736.46	6.00	40,419

**Other Bonus ZFA:**

<b>Total Generated Bonus ZFA (sf):</b>		40,419
<b>Total Capped Bonus ZFA (sf):</b>	2 FAR x 20,083.00	40,166
<b>TOTAL ALLOWED BONUS ZFA (sf):</b>		<b>40,166</b>

*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:**

<b>Total Allowed ZFA (sf):</b>	361,494
<b>FAR:</b>	9
<b>Total Built ZFA (sf):</b>	357,755
<b>FAR:</b>	9

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

**E. Total Bonus Zoning Floor Area Used:**

<b>Total Bonus ZFA Used (sf):</b>	36,427
<b>Bonus Utilization Rate:</b>	1

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

*Reason for Adjustment:*

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

401 East 60th Street  
Bridge Tower Place

Public Space Record: 8100  
Book: 248

**IV Required Type and Size of Public Space:**

Public Space	Size Required (sf)	Bonus Utilization Rate Applied	Classification
Residential Plaza	6,736.00	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Neighborhood

**V Required Hours of Access:**

- 24 Hours  
 Restricted Hours  
 Closings for Events

**VI Required Amenities:**

Bicycle Parking	Primary Space: 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 Residual Space: 4
Seating	Primary Space: 194.42 If including 103.75 If with backs; Usable Residual Space: 120 If including 96 If with backs
Trees on Street	24

**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:**

Thomas Balsley and Paul Selver met with the Department of City Planning, 1/13/00, to review the owner letter attachment and concurred with the information. Thomas Balsley noted that the backs on the two-sided benches in the Usable Residual Space only extend for four of the five foot width of the benches. The seating requirement for benches with backs in that space was changed to reflect this information. In a telephone call, 2/22/00, Connie O'Sullivan of the Brodsky Organization noted the correct name and address of the building.

**XII Revisions to Datasheet:**

Datasheet revised to note new certification of Residential Plaza, revised amenities and sources, year completed and classification.

**XIII Sources:**

401 East 60th Street  
Bridge Tower Place

Public Space Record: 8100  
Book: 248

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