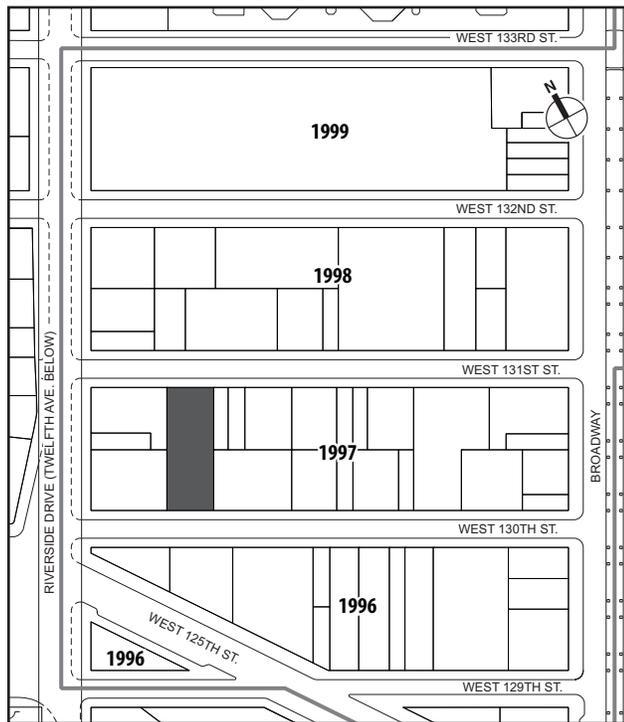


## Block 1997 Lot 6

SITE CONDITION: FAIR



### LOCATION, USE, ZONING, AND OWNERSHIP

Lot 6 is located within an M2-3 zoning district at 641 West 130th Street, with entrances on West 130th and West 131st Streets (see Photographs A and B, respectively). Owned and occupied by MTA/New York City Transit's Department of Buses<sup>1</sup>, the two-story brick building on the lot is 16,187 gsf. The building was constructed circa 1940.

### PHYSICAL AND STRUCTURAL CONCERNS

This site was evaluated by Thornton Tomasetti, Inc. to be in fair condition overall due to localized structural distress and some substandard exterior and site conditions. Water infiltration and/or moisture is likely causing peeling paint on the north and south façades (see Photograph C). Another sign of water damage is a

corroded header beam above a former window that was blocked off with concrete masonry units (see Photograph D).

Although the roofing membrane is in fair condition, there are a few air pockets. Also, debris has accumulated on the southeast corner of the roof, which may be a potential area for ponding (see Photograph E).

In general, the interior of the building is in fair condition, with some local cracks in the concrete slab-on-grade and interior wall on the first floor (see Photographs F and G). The wear and tear observed on the slab-on-grade is indicative of the long-term use of forklifts and other vehicles in the building (see Photograph H).

The sidewalks and curb cuts on West 130th and West 131st Streets are in fair condition with minor spalling and cracks observed (see Photograph I).

### HEALTH AND SAFETY CONCERNS

A staircase inside the building has a step down portion at the base, which is a potential tripping hazard due to its location in a blind spot (see Photograph J).

### BUILDING CODE VIOLATIONS

Lot 6 has 14 open building code violations issued by DOB. Twelve of the violations were issued between 1993 and 2005 for the building's boiler. The remaining two violations were issued at an unknown date. No additional information is provided by the DOB Building Information System.

<sup>1</sup> Property acquisition date is not available in New York City Department of Finance's database.

## **Block 1997 Lot 6**

### **UNDERUTILIZATION**

As indicated above, Lot 6 is in an M2-3 zoning district with an FAR of 2.0. According to current zoning, up to 29,976 zsf of built area can be accommodated on the 14,988-sf lot. The lot currently has a 16,187- zsf building, utilizing only 54 percent of the parcel's development potential.

### **ENVIRONMENTAL ISSUES**

A PESA identified environmental issues: tank test failure, historic and current use as a garage, documentary evidence indicating the presence of a fuel oil UST, and fuel oil released on land. No Phase I ESA or Phase II investigation was performed for the lot.

Manhattanville Neighborhood Conditions Study

**Block 1997 Lot 6**



**Photograph 1997-6-A**



**Photograph 1997-6-B**

**D-202**

**Block 1997 Lot 6**



**Photograph 1997-6-C**



**Photograph 1997-6-D**

Manhattanville Neighborhood Conditions Study

**Block 1997 Lot 6**



**Photograph 1997-6-E**

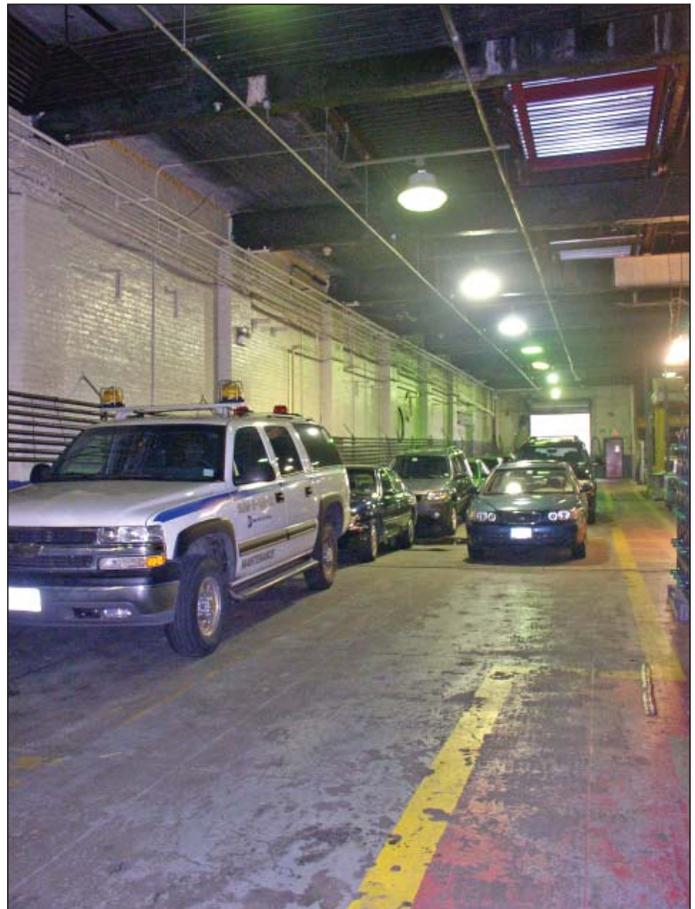


**Photograph 1997-6-F**

**Block 1997 Lot 6**



**Photograph 1997-6-G**



**Photograph 1997-6-H**

**Block 1997 Lot 6**



Photograph 1997-6-J



Photograph 1997-6-I