SITE CONDITION: FAIR

Block 1999 Lot 33

Source: MapPluto copyrighted by the New York City Department of City Planning, 2007

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 33 is located at 3289 Broadway, between West 132nd and West 133rd Streets. The 1,875-sf lot contains a four-story 5,648-gsf residential building (see photo A). According to the Department of Finance RPAD Master File, the building was constructed in 1920 and subsequently altered in 1989. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that the City of New York acquired the property in 1981. At the time of the AKRF report, Lot 33 was zoned M1-2; however it has since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti, and later reported by AKRF, the building is in fair condition due to localized structural distress, some substandard exterior and site conditions. Thornton Tomasetti were able to obtain access to the building's basement and roof for inspection.

At the time this site was inspected by Earth Tech on April 17, 2008, the east wall/front of the building was the only portion of the exterior available for inspection. Minor repairs to correct or mitigate some of the previously reported instances of structural damage, distress or instability were found. The deficiencies and structural damage observed by Earth Tech are generally consistent with the findings reported by AKRF and Thornton Tomasetti.

The east exterior stairs/fire escape appeared to have some light rust and paint deterioration (see photo B), there are signs of water stains typically at the landing of the fire escape stairs (see photos B and C). The step walls at the entrance of the building have been repaired (see photo D). The roof was only observed from an adjacent building roof top but no conclusions were drawn as to the condition of the roof (see photo E and F). The side walk appears to be in fair condition (see photos A and D).

Since the previous inspection there has been a modest change to the physical condition of the building with the repair of step walls at the entrance (see photo D). Earth Tech concurs with the assessment by Thornton Tomasetti and AKRF as to the building being in fair condition.

HEALTH AND SAFETY CONCERNS

The property was available for exterior survey only; the property was observed from the sidewalk and the roof of a neighboring building.

AKRF reported that "*cable wires are haphazardly connected throughout the roof surface*". ET noted that the roof of this building had been repaired subsequent to the AKRF report and no haphazardly connected cables were observed on the day of Earth Tech's survey (see photo E). AKRF also reported that "*debris is blocking the fire escape stair to the roof, which is a fire hazard*". Earth Tech was not able to verify this statement.

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of 12 open building code violations for Lot 33. Earth Tech found no additional violations issued subsequent to the release of the AKRF report.

Lot 33 has 12 open building code violations issued by DOB between 1993 and 2005, all for the building's boiler. No additional information is available in the DOB Building information System.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Lot 33 but Appendix A Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 33 was rezoned from an M1-2 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the prior M1-2 designation including lot area (1,875 sf), maximum allowable floor area (3,750 zsf), and a 151 percent site utilization with the existing 5,648-gsf building. Under the former zoning the site was overbuilt by 1,898 sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 11,250 zsf. Therefore, with an existing 5,648-gsf building, Lot 33 utilizes 50 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that no Phase I or II investigations were conducted on Lot 33. All environmental issues identified by the area-wide PESA should have been identified in the FEIS Appendix F.1: Environmental Issues in Project Area.

Earth Tech reviewed Appendix F.1 and confirms that all environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the PESA include: a historic fuel oil tank, vent pipes, and a fill port. The property currently houses a residential apartment building.

SUMMARY EVALUATION

AKRF and Thornton Tomasetti reported the building as in fair condition. Earth Tech's exterior only inspection of the building generally confirms the rating reported by AKRF and Thornton Tomasetti. The exterior fire escape has some light rust and paint deterioration. Earth Tech notes some modest improvements to the physical condition of the building since the previous inspection, including the repair of step walls at the entrance to the building. Earth Tech's observations from the roof of a neighboring building were unable to confirm safety concerns identified by AKRF, with respect to haphazard cable wires on the roof, and debris blocking the roof fire escape. Despite these modest improvements, Earth Tech maintains the overall site condition rating as fair.

Photograph 1999-33-A

Photograph 1999-33-B

Photograph 1999-33-C

Photograph 1999-33-D

Photograph 1999-33-E

Photograph 1999-33-F

SITE CONDITION: GOOD

Block 1999 Lot 36

Source: MapPluto copyrighted by the New York City Department of City Planning, 2007

LOCATION, USE, ZONING, AND OWNERSHIP

Lot 36 is located at 3291 Broadway, at the corner of West 133rd Street and Broadway. The 10,625-sf lot contains a six-story 53,340-gsf residential building with vacant retail space and an active pharmacy and a catering company on the ground floor (see photos A and B). According to the Department of Finance RPAD Master File, the building was constructed in 1905 and altered in 1998. Earth Tech reviewed the NYC Department of Finance Automated City Register Information System (ACRIS) and found that Grady, Inc. acquired the property in 1985. The Trustees of Columbia University are in contract to purchase the property. At the time of the AKRF report, Lot 36 was zoned M1-2; however, it has since been designated C6-1 as part of the Special Manhattanville Mixed Use District (MMU) rezoning (effective December 19, 2007).

PHYSICAL AND STRUCTURAL CONCERNS

As evaluated by Thornton Tomasetti, and later reported by AKRF, the building is in good condition. The interior of the building was not available for inspection.

At the time this site was inspected by Earth Tech on April 17, 2008, the interior of the building was not available for inspection. No interim or permanent repairs to correct or mitigate the previously reported instances of structural damage, distress or instability were found. The deficiencies and structural damage observed by Earth Tech are generally consistent with the findings reported by AKRF and Thornton Tomasetti.

There were minor cracks in the window sill stones at all floors (See photo C), and water stains typically at the window sill stones (see photos C and D). Signs of masonry repair exist at the east exterior wall (see Photo E). The sidewalks and curbs appear to be in good condition (see Photos F and G).

Since the previous inspection there are no significant changes in the physical condition of the building and Earth Tech concurs with the assessment by Thornton Tomasetti and AKRF as to the building being in good condition.

HEALTH AND SAFETY CONCERNS

The property was available for exterior survey only; the property was observed from the sidewalk and from the roof of a neighboring building.

AKRF reported no health and safety concerns for this building; Earth Tech concurs with this evaluation.

BUILDING CODE VIOLATIONS

Earth Tech reviewed DOB Building Information System files and confirms the AKRF report findings of two open building code violations for Lot 36. Earth Tech also found one additional violation issued subsequent to the release of the AKRF report resulting in a total of three open violations for the property to date.

Lot 36 has three open building code violations issued by DOB. One violation was issued in 1978 and the other in 1983 for an unknown type. Earth Tech found an additional DOB boiler related violation issued in January 2007; no further information is available from the DOB Building Information System.

UNDERUTILIZATION

There was no Underutilization section write-up completed in the AKRF report for Lot 36 but Appendix A Table A-2 reports the site utilization data. Subsequent to the release of the AKRF report, Lot 36 was rezoned from an M1-2 (FAR 2.0) to C6-1 (FAR 6.0) district (effective December 19, 2007). Earth Tech confirms the AKRF utilization findings under the prior M1-2 designation, including: lot area (10,625 sf), maximum allowable floor area (21,250 zsf), and a 251 percent site utilization with the existing 53,340-gsf building. Under the former zoning the site was overbuilt by 32,090 sf.

Under the new C6-1 designation (FAR 6.0) there is now a maximum allowable floor area potential of 63,750 zsf. Therefore, with an existing 53,340-gsf building, Lot 36 utilizes 84 percent of its development potential under C6-1.

ENVIRONMENTAL ISSUES

The AKRF report indicated that a Phase I investigation was conducted on Lot 36. All hazardous material and environmental contamination issues relevant to the site should have been identified in the FEIS in Appendix F.1: Environmental Issues in Project Area. There was no Subsurface (Phase II) investigation conducted for this site.

Earth Tech reviewed Appendix F.1 and confirms that most environmental issues documented in the FEIS were included in the AKRF report. Environmental issues identified by the Phase I include: a fuel oil AST. Additional information noted in the appendix but not in the AKRF report includes a fill port and vent pipe observed on site as well as historic and current uses as a residential dwelling with a store front.

SUMMARY EVALUATION

AKRF reported the building as in good condition. Earth Tech's exterior inspection of the building confirmed the findings reported by AKRF and Thornton Tomasetti. Only minor cracks in window sills at all floors, and water stains were observed. Earth Tech maintains the overall site condition rating as good.

Photograph 1999-36-A

Photograph 1999-36-B

Photograph 1999-36-C

Photograph 1999-36-D

Photograph 1999-36-E

Photograph 1999-36-F

Photograph 1999-36-G

APPENDIX

Table A-1

Comparison of Building Code Violations for Properties in the Study Area: Open Violations as of July 2006 and February 2008

Lot	Address	Open Violations (as of 7/2006)	Open Violations (as of 2/15/08)	Violation	Date	Type	Description	Violation Severity
Block 1986								
1	3260 Broadway	1	1	DOB*	5/13/1976	Electric Sign	N/A	N/A
		1	1	ECB**	7/17/2002	Signs	Having installed a sign without a permit. Having an illuminated sign without a current permit.	Moderate
	585 West 131 Street	0	0	N/A	N/A	N/A	N/A	N/A
	3258 West 186 Street	1	1	DOB	N/A	N/A	N/A	N/A
	Subtotal	**3**	**3**					
10	555 W. 131 Street	0	0	N/A	N/A	N/A	N/A	N/A
	543 West 131 Street	0	0	N/A	N/A	N/A	N/A	N/A
	571 West 131 Street	2	2	DOB	N/A	N/A	N/A	N/A
		1	1	DOB	00/00/1980	N/A	N/A	N/A
	Subtotal	**3**	**3**					
30	3270 Broadway	9	11	DOB	9/1/1994-1/19/2007	LL6291	Boiler	N/A
		3	3	DOB	1/22/1991	Electric Sign	N/A	N/A
		1	1	DOB	6/19/1996	Construction	Work without a permit.	N/A
		1	1	DOB	11/1/2003	Construction	N/A	N/A
	78 Old Broadway	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**14**	**16**					
6	573 West 131 Street	1	1	DOB	1/16/1990	Boiler		N/A
		1	2	DOB	6/15/2004, 9/18/2007	Elevator		N/A
		2	3	DOB	11/19/2004, 10/01/2005, 4/2/2007	LL1081	Elevator Safety Test	N/A
	Subtotal	**4**	**6**					
65	3280 Broadway	1	1	DOB	3/10/2005	Elevator	N/A	N/A
		4	4	DOB	1/6/2006	Boiler	N/A	N/A
		0	1	DOB	11/1/2006	LL2604	Unknown	N/A
		0	1	DOB	11/30/2007	LL1198	Façade	N/A
		0	2	DOB	10/6/2006	Elevator	Unknown	N/A
		0	4	DOB	1/19/2007	Boiler	Unknown	N/A

Table A-1 (con't)

Comparison of Building Code Violations for Properties in the Study Area: Open Violations as of July 2006 and February 2008

	Address	Open Violations (as of 7/2006)	Open Violations (as of 2/15/08)	Violation	Date	Type	Description	Violation Severity
Block 1986 (con't)								
65	3280 Broadway (con't)	1	1	ECB	6/4/2005	Construction	Failure to maintain exterior wall. Noted at 5th floor on west side a piece of concrete broke off and fell to side walk. There are cracks in various locations that may also fall.	High
		0	1	ECB	10/19/2007	Construction	Work without a permit.	Moderate
		0	1	ECB	1/8/2008	Elevator	Failure to maintain Elevator	Moderate
	Subtotal	**6**	**16**					
Block 1987								
1	133 Broadway	0	0	N/A	N/A	N/A	N/A	N/A
	3300 Broadway	0	0	N/A	N/A	N/A	N/A	N/A
		1	1	DOB	4/9/1982	N/A	N/A	N/A
		6	6	DOB	3/31/1990-4/10/1995	Construction	N/A	N/A
		1	1	DOB	1/22/1991	Electric Sign	N/A	N/A
		1	1	ECB	8/27/1990	Construction	Operating a commercial business variety store without a valid Certificate of Occupancy.	Moderate
		1	1	ECB	10/18/1995	Construction	Occupancy contrary to Building Department records. Operating a commercial business retail store. "El Mundo" wholesale and retail department store. Occupying basement and first floor legal use college.	Moderate
		0	1	ECB	11/15/2007	Construction	Occupancy contrary to that allowed by the Certificate of Occupancy. Ocupancy is college on basement first floor and second floor levels premises is illegally occupied as a parking garage on second.	Moderate
		0	1	ECB	11/15/2007	Construction	Work without a permit. Having constructed automobile ramp from 2nd floor to roof installation of approximately 26 car lifts on roof creating opening in roof for ramp	Moderate
		1	1	ECB	1/22/1996	Construction	Failure to maintain exterior building wall: Southwest corner column top displaced 2-inches to the West and 1 inch to the south; south side at 3rd floor there is 10 foot area of brick waver window building 4-inches	High

Table A-1 (con't)

Comparison of Building Code Violations for Properties in the Study Area: Open Violations as of July 2006 and February 2008

Lot	Address	Open Violations (as of 7/2006)	Open Violations (as of 2/15/08)	Violation	Date	Type	Description	Violation Severity
Block 1987 (con't)								
1	3300 Broadway (con't)	1	1	ECB	1/22/1996	Construction	Failure to maintain exterior building wall: West side has horizontal displacement over 3rd floor windows; weather worn mortar joints and loose bricks at extended elevation	High
		1	1	ECB	1/22/1996	Construction	Failure to maintain exterior building wall: northwest corner column displace 2 inches over Street at 2nd floor northeast corner column has 4 feet vertical crack that is open 1/2 inch at ground level and at first floor there.	High
		0	1	ECB	9/1/2006	Construction	Failure to maintain building. Windows broken, corroded and defective located at northwest and northeast side of the building on the 2nd and 3rd floor.	High
		0	1	ECB	11/15/2007	Construction	Exit doors total obstruction noted cars parked up against and obstructing exit doors throughout second and third floor at stairwell entrances.	High
		0	1	ECB	11/15/2007		Misc violations of the building code. Noted: No required bumpers on roof top to protect parapet walls bumpers are to be at least 8" high substantially anchored and positioned to prevent any part of the vehicle.	High
		1	1	ECB	12/13/2005	Construction	Failure to maintain building. Hazardous. Metal window frames are corroded loose and defective, molding around frame is loose, hanging and not support at 3rd story northeast corner windows are missing and broken through.	High
		1	1	ECB	4/11/2006	Construction	Failure to maintain building in that metal window frames are corroded, loose and defective. Molding around frame is loose, hanging and not support at 3rd story. At northeast corner windows are missing and broken.	High
		0	1	ECB	1/23/2007	Construction	Failure to maintain building. Windows broken, corroded and defective located at northwest and northeast of building on 2nd and 3rd floors.	High
	Subtotal	**15**	**21**					

Table A-1 (con't)

Comparison of Building Code Violations for Properties in the Study Area: Open Violations as of July 2006 and February 2008

Lot	Address	Open Violations (as of 7/2006)	Open Violations (as of 2/15/08)	Violation	Date	Type	Description	Violation Severity
Block 1987 (con't)								
7	526 West 134 Street	0	1	ECB	11/16/2007	Construction	Exit lighting defective. Note: At rear exit to 133rd Street, no illuminated exit lighting.	N/A
		0	1	ECB	11/16/2007	Construction	Exit door total obstruction. Note: Rear exit to 133rd Street is totally obstructed by parked cars and not usable for egress.	High
		0	1	ECB	9/8/2006	Construction	Failure to maintain building defect. Note: In rear of building fire retardant material is missing in 8'X15' area. Must be installed according to C26-257 due to cellar location.	N/A
	Subtotal	**0**	**3**					
9	547 West 133 Street	3	4	DOB	02/07/2000-01/06/2006	LL6291	Boiler	
		1	1	ECB	9/21/2003	Cranes and derricks	Use of rigging equipment without master rigger license on site. Using scaffold to make facade repairs and water proof exterior wall with rigging equipment. Temporarily closing sidewalk without rigger license sign on.	High
	Subtotal	**4**	**5**					
Block 1995								
Lot	**Address**	**Open Violations (as of 7/2006)**	**Open Violations (as of 2/15/08)**	**Violation**	**Date**	**Type**	**Description**	**Violation Severity**
31	3205 Broadway	3	3	DOB	03/05/1986-00/00/1988	N/A	N/A	N/A
		1	1	DOB	Unknown	N/A	N/A	N/A
		1	1	ECB	8/9/1988	Public assembly	Public assembly contrary to approved plans to wit that owner has erected a partition to eliminate rest occupancy and make fast food service without amending plans to show new use.	High
		1	1	ECB	2/21/1990	Public assembly	Operation of a public assembly contrary to the Certificate of Occupancy when the current Certificate of Occupancy allows for the operation of the public assembly.	Moderate
	Subtotal	**6**	**6**					

Table A-1 (con't)

Comparison of Building Code Violations for Properties in the Study Area: Open Violations as of July 2006 and February 2008

Lot	Address	Open Violations (as of 7/2006)	Open Violations (as of 2/15/08)	Violation	Date	Type	Description	Violation Severity
Block 1995 (con't)								
35	613 West 125 Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		2	2	DOB	12/28/1990,12/31/1990	Electric Sign	N/A	N/A
		1	1	DOB	1/31/1996	Construction	Work without permit.	N/A
		1	1	DOB	3/27/2005	Construction	N/A	N/A
	Subtotal	**4**	**4**					
Block 1996								
1	664 West 125 Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		4	4	DOB	00/00/1982-00/00/1987	N/A	N/A	N/A
		3	3	DOB	1/3/1991	Electric Sign	N/A	N/A
	656 West 125 Street	2	2	DOB	00/00/1978,00/00/1982	N/A	N/A	N/A
	Subtotal	**9**	**9**					
16	631 West 129 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**0**	**0**					
18	627 West 129 Street	2	2	DOB	00/00/1985-00/00/1986	N/A	N/A	N/A
		3	3	DOB	1/14/1991-01/12/2001	Elevator	N/A	N/A
		1	1	ECB	1/14/1991	Elevator	Failure to maintain Elevator. Car switch/and all broken windows in shaft and provide a sign "Shaftway" "windows".	Moderate
		2	2	ECB	9/9/1992-8/14/1998	Elevator	Failure to maintain Elevator - Hazardous. Capacity plat 60--counterweight 62--Sheet metal.	High
		1	1	ECB	11/7/2005	Construction	Fire exit sign and defective no illuminated fire exit sign on the 2nd and 3rd floor. All fire exit signs must be illuminated.	Moderate
		1	1	ECB	4/19/1995	Elevator	Work without a permit. Elevator/Failure to maintain elevator. Hazardous disconnected.	Moderate
		0	1	ECB	11/15/2007	Construction	Failure to maintain building. Hazardous. Failure to maintain. Approximately 8X8 hole in ceiling below joists (Fire Rated).	High
	619 West 129 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**10**	**11**					

Table A-1 (con't)

Comparison of Building Code Violations for Properties in the Study Area: Open Violations as of July 2006 and February 2008

Lot	Address	Open Violations (as of 7/2006)	Open Violations (as of 2/15/08)	Violation	Date	Type	Description	Violation Severity
Block 1996 (con't)								
20	623 West 129 Street	3	3	DOB	00/00/1979-00/00/1988	Unknown	Unknown	N/A
		1	1	DOB	Unknown	Unknown	Unknown	N/A
		8	8	DOB	3/18/1993-9/16/1997	LL6291	Boiler	N/A
		2	2	DOB	1/3/1991	Electric Sign	Unknown	N/A
		5	5	DOB	1/14/1991-6/18/2004	Elevator	Unknown	N/A
		1	1	ECB	8/19/1992	Construction	Work without a permit. Work Noted. Having erected and altered 3rd premises into studios offices, and rehearsal rooms throughout 3rd floor.	Moderate
	617 West 129 Street	0	0	N/A	N/A	N/A	N/A	N/A
	622 West 130 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**20**	**20**					
21	613 West 129 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**0**	**0**					
36	3233 Broadway	1	1	DOB	3/5/1913	Unknown	Unknown	N/A
		1	0	ECB	3/26/1993	Plumbing	Water closet and wash basin installed at right front corner of building using improper materials without vents and without permit by others.	High
	Subtotal	**1**	**1**					
14	637 West 125 Street	5	2	DOB	Unknown	Unknown	Unknown	N/A
		1	1	DOB	00/00/1987	Unknown	Unknown	N/A
		11	11	DOB	3/18/1993-3/19/2003	LL6291	Boiler	N/A
		14	4	DOB	3/29/1999 (2), 1/10/2002, 5/15/2003	Elevator	N/A	N/A
		13	14	DOB	4/17/1992-10/1/2005	LL1081	Elevator Safety Test	N/A
		1	1	DOB	5/29/1996	Construction	N/A	N/A
		1	0	ECB	9/27/2000	Elevator	Failure to maintain elevator. Put elevator back in full service to be fully inspected by a DOB elevator inspector.	Moderate
		1	1	ECB	2/23/2000	Elevator	Operating device with an expired temporary certificate.	Moderate
		0	2	ECB	12/4/2007	Elevator	Muted alarm bell and replace burnt out bulbs.	Moderate
	Subtotal	**47**	**36**					

Table A-1 (con't)

Comparison of Building Code Violations for Properties in the Study Area: Open Violations as of July 2006 and February 2008

Lot	Address	Open Violations (as of 7/2006)	Open Violations (as of 2/15/08)	Violation	Date	Type	Description	Violation Severity
Block 1996 (con't)								
15	635 West 125 Street	1	1	DOB	6/17/2004	Elevator	N/A	N/A
		0	1	DOB	4/2/2007	LL1081	Elevator Safety Test	N/A
	Subtotal	**1**	**2**					
23	603 West 129 Street	1	1	DOB	1/31/1991	Electric Sign	N/A	N/A
	606 West 130 Street	0	0	DOB	N/A	N/A	N/A	N/A
	Subtotal	**1**	**1**					
29	3221 Broadway	0	0	N/A	N/A	N/A	N/A	N/A
	3223 West 186 Street	1	1	DOB	Unknown	Unknown	Unknown	N/A
	3225 West 186 Street	0	0	N/A	N/A	N/A	N/A	N/A
	3227 West 186 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**1**	**1**					
34	3229 Broadway	2	0	DOB	Unknown	Unknown	Unknown	N/A
		1	0	DOB	3/5/1964	Unknown	Unknown	N/A
	Subtotal	**3**	**0**					
50	632 West 130 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**0**	**0**					
56	651 West 125 Street	3	3	DOB	00/00/1982-0/00/1985	Unknown	Unknown	N/A
		2	2	DOB	Unknown	Unknown	Unknown	N/A
		5	6	DOB	2/8/2000-3/22/2005	Elevator	N/A	N/A
		1	1	DOB	1/4/1999	Violation Hazardous	N/A	N/A
		2	2	DOB	4/25/1991,4/24/1992	N/A	N/A	N/A
		3	3	DOB	3/8/1996-10/1/2005	Elevator Safety Test	N/A	N/A
		2	2	ECB	8/14/1998,3/5/1999	Elevator	Failure to maintain Elevator (Hazardous). Stairs cease use until item.	High
		1	0	ECB	5/7/2004	Elevator	Operation of an elevator without an equipment use permit	Moderate
	Subtotal	**19**	**19**					

Table A-1 (con't)

Comparison of Building Code Violations for Properties in the Study Area: Open Violations as of July 2006 and February 2008

Lot	Address	Open Violations (as of 7/2006)	Open Violations (as of 2/15/08)	Violation	Date	Type	Description	Violation Severity
Block 1996 (con't)								
61	663 West 125 Street	2	2	DOB	00/00/1976,00/00/1987	Unknown	Unknown	N/A
		6	6	DOB	1/3/1991	Electric Sign	N/A	N/A
	Subtotal	**8**	**8**					
Block 1997								
1	647 West 130 Street	1	1	DOB	Unknown	Unknown	Unknown	N/A
		1	1	DOB	00/00/1983	Unknown	Unknown	N/A
		2	2	DOB	04/15/2005, 02/02/2006,	Marquee	Unknown	N/A
		0	1	DOB	3/20/2007	Marquee	Unknown	N/A
	Subtotal	**4**	**5**					
18	617 West 130 Street	5	5	DOB	Unknown	Unknown	Unknown	N/A
		1	1	DOB	1/31/2005	Boiler	Unknown	N/A
		1	1	ECB	8/23/1990	Boiler	Failure to maintain Boiler	Moderate
	619 West 130 Street	4	4	DOB	5/31/1994-10/1/2005	Elevator Safety Test	Unknown	N/A
		0	1	DOB	4/2/2007	Elevator Safety Test	Unknown	N/A
		1	1	DOB	1/11/1991	Elevator	Unknown	N/A
		3	3	ECB	01/11/1991-05/20/2003	Elevator	Failure to maintain elevator.	Moderate
	Subtotal	**15**	**16**					
33	3249 Broadway	0	0	N/A	N/A	N/A	N/A	N/A
	3249 West 186 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**0**	**0**					
34	602 West 131 Street	0	0	N/A	N/A	N/A	N/A	N/A
	602 Rear West 131 Street	0	0	N/A	N/A	N/A	N/A	N/A
	3251 Broadway	7	7	DOB	3/5/1974-2/9/2004	Unknown	Unknown	N/A
		4	4	DOB	1/17/1991-1/18/1991	Electric Sign	N/A	N/A
		2	2	DOB	6/29/1990, 4/2/2007	Elevator Safety Test	N/A	N/A
		1	1	DOB	3/22/1994	Elevator	Violation. Work without permit. Hazardous.	N/A

Table A-1 (con't)

Comparison of Building Code Violations for Properties in the Study Area: Open Violations as of July 2006 and February 2008

Lot	Address	Open Violations (as of 7/2006)	Open Violations (as of 2/15/08)	Violation	Date	Type	Description	Violation Severity
Block 1997 (con't)								
34	3251 Broadway (con't)	3	4	DOB	9/3/1992-1/15/2007	Elevator	Unknown	N/A
		6	6	ECB	4/19/1995-9/12/2000	Elevator	Failure to maintain elevator. Hazardous.	N/A
		1	1	ECB		Construction	Altered building occupied without a valid Certificate of Occupancy. Defect: An auto repair shop has created a spray booth with exposed partition wall 10'X2' approximately made of wood studs and plywood at 2nd floor.	Moderate
		1	0	DOB	Unknown	Unknown	Unknown	N/A
	Subtotal	**25**	**25**					
40	604 West 131 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**0**	**0**					
47	620 West 131 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**0**	**0**					
48	622 West 131 Street	1	1	DOB	3/19/2003	LL6291	Boiler	N/A
		1	1	ECB	12/4/2002	Boiler	Failure to maintain Boiler. Hazardous.	High
		1	1	ECB	3/3/2005	Construction	Exit passageway or corridor: Total obstruction. Exit passageway total obstruction.	High
	Subtotal	**3**	**3**					
52	630 West 131 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**0**	**0**					
55	636 West 131 Street	1	1	DOB	Unknown	Unknown	Unknown	N/A
		1	1	DOB	3/4/1991	Boiler	Unknown	N/A
		1	1	ECB	3/4/1991	Boiler	Failure to maintain Boiler. Tubes leaking.	Moderate
	Subtotal	**3**	**3**					
64	2291 Twelfth Avenue	4	0	DOB	00/00/1973-00/00/1985	Unknown	Unknown	N/A
		0	1	DOB	00/00/1975	Unknown	Unknown	N/A
		1	1	DOB	00/00/0000	Unknown	Unknown	N/A
		7	8	DOB	1/6/1998-4/2/2007	Elevator Safety Test	Unknown	N/A
		3	3	DOB	1/11/1991-6/18/2004	Elevator	Unknown	N/A

Table A-1 (con't)

Comparison of Building Code Violations for Properties in the Study Area: Open Violations as of July 2006 and February 2008

Lot	Address	Open Violations (as of 7/2006)	Open Violations (as of 2/15/08)	Violation	Date	Type	Description	Violation Severity
Block 1997 (con't)								
64	2291 Twelfth Avenue (con't)	3	3	ECB	01/11/1991-08/22/1995	Elevator	Failure to maintain Elevator	Moderate
	Subtotal	**18**	**16**					
6	641 West 130 Street	2	2	DOB	Unknown	Unknown	Unknown	N/A
		12	14	DOB	3/18/1993-1/31/2005	LL6291	Boiler	N/A
	Subtotal	**14**	**16**					
9	631 West 130 Street	1	1	DOB	Unknown	Unknown	Unknown	N/A
	635 West 130 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**1**	**1**					
14	625 West 130 Street	2	1	DOB	00/00/1986,00/00/1987	Unknown	Unknown	N/A
	Subtotal	**2**	**1**					
17	623 West 130 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**0**	**0**					
21	615 West 130 Street	3	3	DOB	Unknown	Unknown	Unknown	N/A
		1	1	DOB	1/31/2005	LL6291	Boiler	N/A
		0	2	DOB	1/6/2006 and 01/19/2007	LL6291	Boiler	N/A
	Subtotal	**4**	**6**					
27	603 West 130 Street	3	4	DOB	Unknown	Unknown	N/A	N/A
		0	1	DOB	00/00/1975	Unknown	N/A	N/A
		1	1	ECB	12/22/1999	Construction	Failure to maintain building.	High
	605 West 130 Street	0	0	N/A	N/A	N/A		
	Subtotal	**4**	**6**					
29	601 West 130 Street	0	0	N/A	N/A	N/A	N/A	N/A
	3241 West 186 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**0**	**0**					
30	3243 Broadway	1	1	DOB	6/6/1996	Construction	N/A	N/A
		2	4	DOB	6/18/2004	Elevator	N/A	N/A
	3243 Broadway	0	0	N/A	N/A	N/A		
	Subtotal	**3**	**5**					

Table A-1 (con't)

Comparison of Building Code Violations for Properties in the Study Area: Open Violations as of July 2006 and February 2008

Lot	Address	Open Violations (as of 7/2006)	Open Violations (as of 2/15/08)	Violation	Date	Type	Description	Violation Severity
Block 1997 (con't)								
44	614 West 131 Street	4	4	DOB	00/00/1977-00/00/1986	Unknown	Unknown	N/A
		2	2	DOB	Unknown	Unknown	Unknown	N/A
		6	6	DOB	6/29/1990-10/1/2005	LL1081	Elevator Safety Test	N/A
		3	4	DOB	1/12/2001-11/17/2005	Elevator	N/A	N/A
		1	1	DOB	1/11/1991	Elevator	Work without a permit.	N/A
		1	1	ECB	1/11/1991	Elevator	Remove all material that are storage in the lock of the car. All electrical covers in shaft. Provide a lock winter lock for door on back of the car.	Moderate
	Subtotal	**17**	**18**					
49	624 West 131 Street	10	12	DOB	9/1/1994-1/31/2005	LL6291	Boiler	N/A
		1	1	ECB	1/3/1989	Boiler	Failure to file annual boiler report with this department for boiler.	Moderate
	Subtotal	**11**	**13**					
56	638 West 131 Street	0	2	DOB	01/06/2006 and 01/19/2007	LL6291	Boiler	N/A
	Subtotal	**0**	**2**					
61	2293 Twelfth Avenue	2	2	DOB	Unknown	Unknown	Unknown	N/A
		2	2	DOB	1/10/2002,1/12/2001	Elevator	N/A	N/A
		2	4	DOB	5/15/2003,6/18/2004	Elevator	Violation. Work without permit.	N/A
	Subtotal	**6**	**8**					
Block 1998								
1	659 West 131 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**0**	**0**					
3	2305 Twelfth Avenue	1	1	DOB	Unknown	Unknown	Unknown	N/A
		2	2	DOB	00/00/1983	Unknown	Unknown	N/A
		11	11	DOB	3/18/1993-3/19/2003	Unknown	Unknown	N/A
	Subtotal	**14**	**14**					
10	641 West 131 Street	2	4	DOB	2/13/2004-1/19/2007	LL6291	Boiler	N/A
		0	1	DOB	1/27/2007	Construction	Violation. Work without permit.	N/A
		0	1	ECB	1/27/2007	Construction	Work without a permit.	Moderate

Table A-1 (con't)

Comparison of Building Code Violations for Properties in the Study Area: Open Violations as of July 2006 and February 2008

Lot	Address	Open Violations (as of 7/2006)	Open Violations (as of 2/15/08)	Violation	Date	Type	Description	Violation Severity
Block 1998								
	Subtotal	**2**	**6**					
24	607 West 131 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**0**	**0**					
26	603 West 131 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**0**	**0**					
57	638 West 132 Street	2	2	DOB	09/16/1936, 09/16/1965	Unknown	Unknown	Unknown
	Subtotal	**2**	**2**					
61	2311 Twelfth Avenue	2	2	DOB	Unknown	Unknown	Unknown	Unknown
		0	1	ECB	9/28/2006	Construction	Occupancy contrary to that allowed by the Certificate of Occupancy building department. From office and milk distribution and garage to auto repair ground floor.	Moderate
	Subtotal	**2**	**3**					
6	653 West 131 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**0**	**0**					
13	635 West 131 Street	1	1	ECB	11/4/2005	Construction	Failure to post the Certificate of Occupancy	Moderate
		1	0	ECB	12/28/2005	Construction	Occupancy is contrary to Certificate of Occupancy. In that job # 102980320 indicates the removal of the auto repair shop and offices. Currently two floors used as parking.	Moderate
	Subtotal	**2**	**1**					
16	633 West 131 Street	2	2	DOB	Unknown	Unknown	Unknown	N/A
	Subtotal	**2**	**2**					
17	611 West 131 Street	1	0	DOB	9/10/1985	Unknown	Unknown	N/A
		6	9	DOB	5/11/2001-3/14/2005	Elevator	N/A	N/A
		2	0	DOB	3/19/2003	LL6291	Boiler	N/A
		1	0	DOB	10/1/2005	LL1081	Elevator Safety Test	N/A
		1	1	ECB	5/8/1997	Plumbing	Relocated the boiler provided the inspector copies of permits and approved plan by the DOB.	Moderate
	Subtotal	**11**	**10**					

Table A-1 (con't)

Comparison of Building Code Violations for Properties in the Study Area: Open Violations as of July 2006 and February 2008

Lot	Address	Open Violations (as of 7/2006)	Open Violations (as of 2/15/08)	Violation	Date	Type	Description	Violation Severity
Block 1998 (con't)								
29	600 West 132 Street	3	3	DOB	3/14/1975-03/14/1981	Unknown	Unknown	N/A
		12	14	DOB	3/18/1993-1/31/2005	LL6291	Boiler	N/A
		1	1	ECB	4/24/1998	Elevator	Failure to maintain Elevator. Hazardous.	High
		1	1	ECB	12/4/2002	Construction	Failure to maintain exterior building wall (Hazardous).	High
	Subtotal	**17**	**19**					
38	604 West 132 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**0**	**0**					
49	626 West 132 Street	0	0	N/A	N/A	N/A	N/A	N/A
	Subtotal	**0**	**0**					
Block 1999								
1	604 West 133 Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		5	5	DOB	11/18/1968-5/4/1976	Unknown	Unknown	N/A
	Subtotal	**5**	**5**					
29	601 West 132 Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	3281 Broadway	2	2	DOB	11/19/2004,10/1/2005	LL1081	Elevator Safety Test	N/A
		0	1	DOB	1/16/2007	Unknown	Elevator	N/A
		1	3	DOB	1/31/2005	LL6291	Boiler	N/A
		1	1	ECB	4/25/2006	Elevator	Failure to maintain Elevator.	Moderate
	Subtotal	**4**	**7**					
30	3283 Broadway	12	14	DOB	3/18/1993-1/31/2005	LL6291	Boiler	N/A
	3283 Broadway	1	1	DOB	00/00/1979	Unknown	Unknown	N/A
	Subtotal	**13**	**15**					
31	3285 Broadway	1	1	ECB	1/18/2005	Boiler	Failure to maintain Boiler.	Moderate
		0	2	ECB	3/8/2008	Site Safety	No permit for sidewalk shed	High
		0	2	ECB	3/8/2008	Construction	No permit for fence.	Moderate
		0	2	ECB	3/8/2008	Site Safety	Department of Transportation permit for Street sidewalk closing not posted.	Moderate
		0	1	DOB				

Table A-1 (con't)

Comparison of Building Code Violations for Properties in the Study Area: Open Violations as of July 2006 and February 2008

Lot	Address	Open Violations (as of 7/2006)	Open Violations (as of 2/15/08)	Violation	Date	Type	Description	Violation Severity
Block 1999 (con't)								
	Subtotal	**1**	**8**					
32	3287 Broadway	12	13	DOB	3/18/1993-1/31/2005	LL6291	Boiler	N/A
		0	1	ECB	5/30/2007	Construction	Sidewalk shed does not meet building code specifications. Sidewalk shed does not meet building code requirements. No lights under sidewalk shed.	High
		0	1	ECB	10/20/2007	Construction	Sidewalk shed does not meeting building code specifications. Defects include no lights installed. Installed only electrical fixture and bulb holders no light bulbs.	High
		0	1	ECB	10/20/2007	HPD	Work without a permit. Permit expired. Note sidewalk shed approximately 50' long and 12' High. Installed with expired permit.	Moderate
	Subtotal	**12**	**16**					
33	3289 Broadway	12	12	DOB	3/18/1993-1/31/2005	LL6291	Boiler	N/A
	Subtotal	**12**	**12**					
36	600 West 133 Street	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		2	2	DOB	10/6/1978,1/28/1983	Unknown	Unknown	N/A
		0	1	DOB	1/19/2007	LL6291	Boiler	N/A
	Subtotal	**2**	**3**					

Notes:
Source: New York City Department of Buildings (DOB), Building Information System (BIS)
* Department of Buildings (DOB)
** Environmental Control Board (ECB)

Table A-2

Environmental Issues in Project Area

Block	Lot	Address	Phase I	Current Use	Historical Uses	Site Reconnaissance Notes	Database Review	Environmental Issues
1986	1	3260 Broadway	X	Mobil Gas Station	Developed as a gas station.	One gasoline vent pipe and three other vent pipes observed; four monitoring wells; a waste oil UST is located in front of the building.	Several petroleum spills listed; Gasoline USTs closed and removed and 3 in-service gasoline USTs: Large Quantity Generator of hazardous waste	Gas station; Large Quantity Generator of hazardous waste; gasoline USTs; Known soil, and groundwater contamination;
1986	6	573-577 W. 131st	X	Warehouse; parking	Garage with gasoline USTs; chemical manufacturing company with chemical ASTs.	Potential vent pipe associated with former gasoline USTs; petroleum ASTs.	Two gasoline USTs closed; chemical manufacturing listed as RCRA Hazardous Waste generator; fuel oil ASTs.	Former auto garage with gasoline USTs; former chemical manufacturing with ASTs.
1986	10	555 W. 131st	X	Auto-repair garage	Former auto garage with gasoline USTs.	No evidence of gasoline tanks noted; hydraulic lifts noted.	Baseline UST closed in place.	Former and current auto garage; gasoline USTs; hydraulic lifts.
1986	30	3270 Broadway	X	U'Haul	Former service station.	Three gasoline vent pipes.	No listings.	Former service station; gasoline USTs closed in place.
1986	65	3280-3290 Broadway	X	Office building	Former service station; gasoline UST; Radiological research.	10,000 Fuel Oil AST; one fuel oil vent noted.	Hazardous waste generator but RCRA information for this facility was not reported.	Former service station; gasoline UST; 10,000 fuel oil AST.
1987	1	3300-3318 Broadway		Department store; parking	Chevrolet Motor Car Co. Service Station; College of the City of New York.; commercial use since then.	No evidence of storage tanks noted during the reconnaissance.	No listings.	Service station.
1987	7	553-559 W. 133rd	X	Parking garage, auto repair	Gasoline station, auto repair, auto laundry, lubritoreum, and parking garage; gasoline USTs.	Waste oil AST; vent pipes (three gasoline; two fuel oil); two suspect fuel oil fill pipes; three former hydraulic lifts.	No listings	Historical gas station with gasoline USTs; two unknown status fuel oil tanks; hydraulic lifts.
1987	9	547-551 West 133rd	X	Two auto repair garages	Auto repair; gasoline USTs.	Waste oil ASTs; six gasoline vent pipes.	Petroleum spills.	Waste oil ASTs, Gasoline vent pipes; one former 500-gallon fuel oil tank.
1995	31	3205-3219 Broadway / 601-611 W. 125th / 600-602 W. 129th	X	Restaurant; Community Center; Paint company	Residential structures; commercial use.	AST in basement; fill pipes; storage of chemicals, paints, varnishes, lacquers.	Petroleum release reported.	Fuel oil ASTs.
1995	35	613-629 W. 125th / 616-620 W. 129th		BP Gas Station	Gas station.	Three pump islands; monitoring wells were noted; gasoline vents.	Gasoline USTs; lube oil UST.	Has been a gas station since at least 1951.
1996	1	658-668 W. 125th		The Cotton Club	3-story residences with first-floor store fronts; filling station.	Structure and asphalt-paved parking. No evidence of storage tanks.	No listings.	Gasoline station.
1996	14	637-647 W. 125th / 634-642 W. 130th	X	Columbia University office	1909 - Railroad car repair; 1912 - Factory; 1951 - Auto sales; 1976 - Factory.	Two hydraulic oil tanks containing submerged elevator motors.	1989 - Petroleum (#2 fuel oil) spill - "will excavate, isolate, and retest." Closed 1993.	Historic auto sales; potential vent pipe noted on southern side of building.
1996	15	635 West 125th	X	Warehouse; beauty salon.	Commercial uses.	Fuel oil AST, motor oil AST, waste oil AST; vent pipe for potential gasoline UST.	No listings.	Fuel oil AST; lube and waste oil ASTs; potential USTs; auto-related use.
1996	16	631-633 W. 129th / 628-630 W. 130th	X	Office; parking garage	Historically a condensed milk factory; parking garage.	Suspect vent pipes.	No listings.	Historical use as a parking garage; possible historic gasoline USTs; possible fuel oil tank.
1996	18	627-629 W. 129th / 624-626 W. 130th	X	Parking garage; auto repair	Auto garage with gasoline UST; fuel oil burner and gasoline USTs installation plans were filed; fuel oil tank AST.	Potential fuel oil tank; vent pipes; auto repair use; potential petroleum storage tanks; possible oil-water separator (suspect floor plates).	No listings.	Historical and current auto repair use. Possible fuel oil tank; likely gasoline USTs beneath the building; suspect floor plates on sidewalk.
1996	20	623 W. 129th	X	Dry cleaner; welding shop; locksmith	Historical store-fronted dwelling, a factory, and an ink and supply warehouse. Dry cleaner.	Dry cleaning chemicals stored on-site.	Conditionally Exempt Small Generator of hazardous waste.	Dry cleaners; oil burner applications; fuel oil UST.
1996	21	613-615 W. 129th / 618 - 620 W. 130th	X	Vacant building	Auto-repair related uses; gasoline UST.	Petroleum AST; fuel oil fill cap and vent pipe; hydraulic lifts; motor oil AST; waste oil AST and drums.	No listings.	Historic and present use as auto repair shop; waste oil ASTs; potential historic gasoline UST.
1996	23	603 W. 129th		Parking lot	Factory; ink manufacturing plant; parking lot; fuel oil burner applications.	Asphalt-paved parking lot.	Petroleum release.	Historic use as an unknown factory; an ink factory; potential fuel oil tanks; Current use as parking lot.

Table A-2
Environmental Issues in Project Area

Block	Lot	Address	Phase I	Current Use	Historical Uses	Site Reconnaissance Notes	Database Review	Environmental Issues
1996	29	3221 Broadway/ 601 W. 129th	X	Auto repair and gasoline station	Coal yard; underground parking garage; gasoline station and auto repair.	Active gasoline USTs and waste oil AST; Six monitoring wells.	Gasoline USTs; Leaking Underground Storage Tank (LUST) reported; tank test failures; active spills; Small Quantity Generator of hazardous waste.	Gas station with USTs; Small Quantity Generator of hazardous waste; soil, groundwater and bedrock contaminated by gasoline.
1996	34	3229-3231 Broadway		Hudson Moving and Storage	Dairy company; warehouse.	No evidence of storage tanks noted during the reconnaissance.	No listings.	Warehouse use.
1996	36	3233-3235 Broadway/ 600 W.130th	X	Vehicle storage	Filling station and auto painting and repair facility.	Hydraulic lifts; cut vent pipes and potential fill caps for former gasoline USTs. In-ground waste oil receptacles.	The Amoco Service Station; fuel oil and unspecified storage tanks; in-service unleaded gasoline USTs and used oil tank.	Former Amoco gas station. Closed-in-place gasoline USTs. Hydraulic lifts.
1996	50	632 W. 130th	X	Construction contracting office	Feed storage; iron works; Boiler repair shop	Fill port noted; Minor welding done at the site.	US EPA RCRA transporter.	Iron works. Acetylene tanks.
1996	56	651-661 W. 125th/ 644-652 W. 130th		Tuck-It-Away storage company	Fuel oil permit; auto sales/repair.	No evidence of storage tanks noted during the reconnaissance.	No listings.	Auto sales and repair circa 1961, maps indicated a gasoline UST.
1996	61	663 W. 125th		Car wash and BP Gas Station	Filling station/service station; gasoline and diesel tanks.	Three pump islands; office and car wash.	Several petroleum spills.	Gas station
1997	1	647-651 W. 130th /2283-2289 12th Ave	X	Auto repair and meat wholesale	Garage; gasoline USTs; Fuel Oil tanks; spray booth with paint storage.	Fuel oil and gasoline fills; 275-gallon waste oil AST, hydraulic car lifts and associated 5-gallon oil canisters, suspect pipes, sidewalk access to potential tank noted.	No listings.	Former and current garage with paint booth; former and current gasoline USTs and fuel oil tanks.
1997	6	641-645 W. 130th / 640-644 W.131st		MTA-NYCT Department of Buses	Coach company; garage.	Fuel oil and gasoline fills; old fuel oil vents.	Fuel oil UST; fuel oil released on land.	Former and current garage; fuel oil UST; tank test failure.
1997	9	631 W. 130th	X	Plumbing and Heating Company	Paint shed; used auto sales; gasoline UST; parking; garages and auto repairs facilities.	No evidence of tanks or other environmental concerns during site inspection.	No listings.	Former painting, former auto sales (possible repair), former gasoline USTs.
1997	14	625-629 W. 130th	X	Skyline windows	Rag & bottle company; car storage; gasoline USTs; garage & repair; fuel oil permit; garage.	Gasoline fill cap.	Unknown petroleum product release to groundwater in 2003.	Factory; former garage with auto repair; gasoline and fuel oil tanks; gasoline fill port and vents.
1997	17	623 W. 130th	X	Parking	Residential; parking and loading dock.	Unpaved parking area.	No listings.	Unpaved parking area.
1997	18	619 W. 130th	X	Vacant building	Auto house; gasoline USTs; factory.	Fuel oil AST; Numerous 55-gallon drums; chemical lab; fuel oil fill caps and vent pipe.	1,500-gallon fuel oil AST	Former gasoline UST, in-service fuel oil AST; chemical storage; chemical lab.
1997	21	615 W. 130th	X	Vacant warehouse	fuel oil permit; Asbestos in cellar boiler room	Cut off vent pipe and fill; 55-gallon drum; closed fuel oil AST	No listings.	Warehouse, former fuel oil storage.
1997	27	603-607 W. 130th	X	Verizon	Sheet metal factory; gasoline USTs; electronics; manufacturing; warehouse of unknown use.	Transformer vaults along West 130th Street; fuel oil USTs, gasoline USTs, waste oil AST.	Reported petroleum releases; gasoline USTs; used oil AST; Small-Quantity Generator.	Former factory and garage; gasoline USTs and waste oil and fuel oil ASTs; petroleum spills, RCRA SQG.
1997	29	601 W.130th/ 3241 Broadway	X	Church	Auto sales; fuel oil permit	2 fuel oil ASTs	No listings.	Former auto sales (possible repair), former and current fuel oil storage, fill and vent lines noted.
1997	30	3243-3247 Broadway	X	Moving and storage	Auto sales; storage tanks.	Inactive fuel oil ASTs	No listings.	Historic garage use; gasoline UST; fuel oil tank.
1997	33	3247 Broadway	X	Auto repair	Welding and auto repair shop.	Auto-related chemical storage; hydraulic lifts.	Open spill.	Current and former garage with auto repair, reported spill, hydraulic lifts.
1997	34	602 W. 131st	X	Auto repair	Garage; auto sales; gasoline UST	Waste oil 275-gallon AST, three 55-gallon waste oil drums, suspect vent pipe, hydraulic lifts, numerous discarded batteries, antifreeze, heavy petroleum staining throughout.	No listings.	Garage; gasoline UST; RCRA LQG

Table A-2
Environmental Issues in Project Area

Block	Lot	Address	Phase I	Current Use	Historical Uses	Site Reconnaissance Notes	Database Review	Environmental Issues
1997	40	604-612 W.131st / 609-613 W. 130th	X	Pearlgreen hardware store	Gasoline USTs; fuel oil permit; garage; warehouse.	No evidence of storage tanks noted during the reconnaissance.	No listings.	Former garage, former gasoline USTs and fuel oil storage.
1997	44	614-618 W. 131st		Moving and storage	Garage; gasoline USTs; parking; fuel oil application.	No evidence of storage tanks noted during the reconnaissance.	No listings.	Current and former garage, former gasoline USTs and fuel oil storage
1997	47	620 W. 131st	X	Auto repair	Auto repair shop; private garage; gasoline USTs.	Waste oil AST; hydraulic lifts.	No listings.	Current and former garage and repair shop, gasoline UST.
1997	48	622 W. 131st		Church	Garage; gasoline UST.	Fill cap and vent pipe.	No listings.	Former auto repair with one gasoline UST, fill and vent pipes noted.
1997	49	624-628 W. 131st	X	Construction contracting company	Refrigeration plant; auto parking; gas tank permit; garage, weighing facility.	A fill pipe and tank filling gauge; Three large weighing scales.	No listings.	AKRF attempted to locate and remove UST in March 2003; no tank was found.
1997	52	630-634 W. 131st	X	Auto repair	Fuel oil permit; gas tank permit; auto service; parking	One fuel oil fill cap and vent pipe noted.	No listings.	Fuel oil burner application; gas tank applications; fuel oil tank.
1997	55	636 W. 131st	X	Auto repair	Garage; gasoline USTs, fuel oil tanks; spray booth with paint storage.	Fuel oil vent, two 55-gallon drums, hydraulic car lifts and associated 5-gallon oil canisters, sidewalk access to potential tank noted.	Two active DOB boiler violations.	Former and current auto repair. Potential tank.
1997	56	638 W. 131st	X	Contractor's storage; commercial	Residential dwelling; contractor and an auto repair; bologna factory; garage.	No evidence of tanks or other environmental concerns during site inspection.	No listings.	Former garage.
1997	61	2293-2297 12th Ave / 646-648 W. 131st Street		Commercial office and restaurant	Refrigeration plant; storage.	No evidence of storage tanks.	No listings.	Former refrigeration plant, unlabeled factory.
1997	64	2291 12th Ave	X	Vacant	Residential dwelling; factory; commercial.	No evidence of storage tanks noted during reconnaissance.	No listings.	Former factory, current warehouse
1998	1	659 W.131st / 2301 12th Ave	X	Vacant (former diner)	Residential dwelling; junk yard.	No evidence of tanks or other environmental concerns during site inspection.	No listings.	Former junk yard in the vacant lot east of the project building.
1998	3	2305-2307 12th Ave	X	Fish, meat, warehouse	Refrigeration plant and offices.	No evidence of tanks was noted during the site reconnaissance.	No listings.	Fish/Meat warehouse.
1998	6	653-655 W. 131st	X	Storage area for Midway Electric	Lumber shed; paper storage warehouse; garage with gasoline UST.	No evidence of tanks was noted during the site reconnaissance.	No listings.	Former auto repair use, historic gasoline UST.
1998	10	641-651 W. 131st	X	Midway Electrical Supply	Garage and a cement works; commercial buildings; gasoline USTs; fuel oil permit.	Vent pipes and fill cap;	Reported spills; fuel oil UST.	Former garage; historic gasoline USTs; fuel oil UST.
1998	13	635-639 W.131st	X	Parking garage	Residential; garage; gasoline USTs	Fill caps and vent pipes; waste oil AST.	No listings.	Present and former use as a garage. gasoline USTs; waste oil AST.
1998	16	633 W. 131st		Columbia University office.	Residential	No evidence of tanks was noted during the site reconnaissance.	No listings.	No on-site issues.
1998	17	611-631 W. 131st / 610-624 W.132nd	X	Columbia University office	Gas tanks; fuel oil permit; paint room, solvent storage room, spray booths; fuel oil tank	Several toxic and/or hazardous materials; fuel oil AST.	Fuel oil AST; Small Quantity Generator;	Factory; fuel oil AST; gasoline USTs, RCRA SQG. FORMER MGP GAS HOLDER.
1998	24	607-609 W. 131st / 606-608 W. 132nd	X	Chemical Company	Fuel oil permit; auto service w/ gasoline tanks; garage; chemical company.	Storage of chemicals; monitoring wells.	Large Quantity Generator of hazardous waste	Chemical company on-site, former garage and auto service, gasoline USTs, RCRA LQG

Table A-2

Environmental Issues in Project Area

Block	Lot	Address	Phase I	Current Use	Historical Uses	Site Reconnaissance Notes	Database Review	Environmental Issues
1998	26	603-605 West 131st	X	Chemical Company	Fuel oil permit; auto service w/ gasoline tanks; garage; chemical company.	Storage of chemicals.	Leaking Underground Storage Tank (LUST)	Current and former use as a garage, former gasoline USTs and potential former fuel oil storage
1998	29	600 W.132nd / 3259-3275 Broadway / 601 W.131st Street		Moving and Storage company	Auto sales & service; fuel oil permit; oil tank and grease trap.	Evidence of former tank; potential old vent pipe.	No listings.	Current use for auto parking, former auto repair, former fuel oil storage.
1998	38	602-604 W. 132nd		Residential	Fuel Oil tank	Fuel oil fill pipe and vent; evidence of significant spill.	Fuel oil UST in service.	Fuel oil storage, severe staining at fill pipe.
1998	49	626 W. 132nd		Con Ed Cooling Plant	Standard Gas & Light Company (associated with manufactured gas holders); transformer yard	Paved and stones beneath the transformers; some of the stones appeared stained.	Reported spills; Conditionally Exempt Small Quantity Generator.	Transformer yard, multiple reported spills; - RCRA CESQG
1998	57	638-644 W. 13th	X	Verizon parking and maintenance garage	Lime shed and stable; garage; Bordens Milk Company; gasoline USTs; diesel UST; waste oil and motor oil ASTs.	Former pump islands; a gasoline/water separator.	Gasoline USTs; diesel USTs.	Former garage; former gasoline USTs, former waste oil and motor oil ASTs.
1998	61	2311-2317 12th Ave / 646-652 West 132nd	X	Auto repair and parking	Lime shed and stable; garage; Bordens Milk Company; gasoline USTs; auto repair; waste oil and motor oil ASTs.	Waste oil AST; hydraulic lifts; auto painting.	No listings.	Auto and auto body repair (painting); waste oil AST; historic gasoline USTs.
1999	1	604-670 W.133rd / 2319-2329 12th Ave / 605-663 W. 132nd		Bus Depot, Bus Parking	Manufactured gas holder; auto trucking; gasoline USTs; garage; bus depot, bus parking.	Monitoring wells; transmission fluid UST fill ports; lube oil UST fill ports.	Reported spills, gasoline and other petroleum USTs; petroleum ASTs, Large Quantity Generator of hazardous waste.	Parking lot and garage; petroleum USTs; multiple spills and leaks of diesel and gasoline; MGP site.
1999	29	3281 Broadway / 601 W.132nd		Residential	Residential dwelling with a store front.	No evidence of storage tanks noted during reconnaissance.	No listings.	No on-site issues.
1999	30	3283 Broadway		Residential	Residential dwelling with a store front.	No evidence of storage tanks noted during reconnaissance.	No listings.	No on-site issues.
1999	31	3285 Broadway		Residential	Residential dwellings; fuel oil tank.	Vent pipes and fill port.	Gasoline tank	Vent pipe and fill port; gasoline tank.
1999	32	3287 Broadway		Residential			No listings.	
1999	33	3289 Broadway		Residential			No listings.	
1999	36	600 W. 133rd / 3291-3299 Broadway	X	Residential and retail	Residential dwelling with a store front; fuel oil tank.	Residential with stores; fill and vent.	Fuel oil tank	Fill port and vent pipe: fuel oil tank.
2001	100	2331-2333 12th Ave / 697-699 W. 133rd		Beer and Soda distributor	Vermont Marble Company; Cleantex Cleaners; grocery warehouse; oil burner application	One fill cap and vent pipe.	No listings.	Large scale cleaning company (using solvents); fuel oil storage tank.
2001	110	2335-2339 12th Ave		Cleantex Industrial Cleaners	Vermont Marble Company; CleanTex Cleaners, which contained a solvent tank.	No evidence of storage tanks noted during reconnaissance.	Fuel oil released.	Large scale cleaning company; fuel oil storage tank and reported spill.
2001	120	2341-2347 12th Ave / 640 W.134th		Cleantex Industrial Cleaners	Residential structure and a stable; gasoline USTs; oil burner applications.	One fill cap and vent pipe.	No listings.	Historic garage with gasoline USTs.

Source: FEIS, Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development, AKRF, November 16, 2007