

Appendix B
Supporting Tables

Table B-1

Building Code Violations For Properties on Proposed Project Site: Violations Open As Of November, 2005

BLOCK 1128							
Lot	Address	Complaints	Open Violations	Violation	Date	Type	Description
1	37 6th Avenue	0	0	N/A	N/A	N/A	N/A
2	NO BIN #						No BIN # Found
4	662 Pacific Street	0	14	DOB	6/1/93 - 2/7/00	Boiler	N/A
	662 Pacific Street	0	2	DOB	7/19/00, 12/3/03	Elevator	N/A
	662 Pacific Street	0	3	DOB	Unknown	Unknown	Unknown
	662 Pacific Street	0	1	ECB	6/1/1992	Elevator	Failure to maintain elevator
	662 Pacific Street	0	1	ECB	8/4/1993	Elevator	Failure to maintain elevator
	662 Pacific Street	0	1	ECB	5/15/1995	Plumbing	work doesn't conform to approved plans
	662 Pacific Street	0	1	ECB	5/15/1995	Boiler	Failure to maintain boiler
	662 Pacific Street	0	1	ECB	10/28/2004	Construction	Work without a permit
	<i>Subtotal</i>	<i>0</i>	<i>24</i>				
85	495 Dean Street	0	0	N/A	N/A	N/A	N/A
86	493 Dean Street	0	0	N/A	N/A	N/A	N/A
87	491 Dean Street	0	1	ECB	6/28/2001	Site Safety	Failure to maintain adequate housekeeping
	491 Dean Street	0	1	ECB	11/1/2002	Construction	Work without a permit
	491 Dean Street	0	13	DOB	6/1/93 - 1/31/05	Boiler	N/A
	491 Dean Street	0	1	DOB	12/23/1999	Unsafe Building	N/A
	492 Dean Street	0	1	DOB	6/28/2001	Construction	N/A
	<i>Subtotal</i>	<i>0</i>	<i>17</i>				
88	489 Dean Street	0	0	N/A	N/A	N/A	N/A
89	487 Dean Street	0	1	DOB	4/27/1981	Unknown	Unknown
	487 Dean Street	0	1	DOB	1986	Unknown	Unknown
	487 Dean Street	0	1	ECB	2/1/2000	Bolier	Failure to maintain boiler/Work without a permit
	487 Dean Street	0	1	ECB	2/1/2000	Boiler	Failure to maintain boiler/Work without a permit
	487 Dean Street	0	1	ECB	2/1/2000	Boiler	Failure to maintain boiler/Work without a permit
	<i>Subtotal</i>	<i>0</i>	<i>5</i>				
BLOCK 1127							
Lot	Address	Complaints	Open Violations	Violation	Date	Type	Description
1	209 Flatbush Avenue	0	0	N/A	N/A	N/A	N/A
10	193 Flatbush Avenue	0	0	N/A	N/A	N/A	N/A
11	191 Flatbush Avenue	0	1	DOB	Unknown	Unknown	Unknown
	191 Flatbush Avenue	0	1	DOB	6/10/1992	Construction	Work without permit
12	189 Flatbush Avenue	0	4	DOB	Unknown	Unknown	Unknown
	189 Flatbush Avenue	0	13	DOB	6/1/93 - 3/19/03	Boiler	N/A
	189 Flatbush Avenue	0	1	DOB	2/23/1990	Construction	N/A
	189 Flatbush Avenue	0	1	ECB	9/10/1991	Boiler	Failure to maintain boiler
	189 Flatbush Avenue	0	3	ECB	2/26/1993, 2/23/90, 2/7/96	Construction	Altered bldg occupied w/o valid certificate of occupancy
	<i>Subtotal</i>	<i>0</i>	<i>22</i>				

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Building Code Violations For Properties on Proposed Project Site: Violations Open As Of November, 2005

13	185 Flatbush Avenue	0	1	DOB	6/10/1974	Unknown	Unknown
	185 Flatbush Avenue	0	1	DOB	8/11/1976	Unknown	Unknown
	185 Flatbush Avenue	0	1	DOB	11/24/1997	Construction	Work without a permit
	185 Flatbush Avenue	0	1	ECB	11/24/1997	Construction	Work without a permit
	<i>Subtotal</i>	<i>0</i>	<i>4</i>				
18	618 Pacific Street	0	1	DOB	7/13/1999	Construction	Work without a permit
	618 Pacific Street	0	1	DOB	5/9/2001	Construction	Work without a permit
	618 Pacific Street	0	1	ECB	7/13/1999	Construction	Work without a permit
	618 Pacific Street	0	1	ECB	7/13/1999	Construction	Failure to maintain building Occupancy contrary to what's allowed by CofO
	618 Pacific Street	0	1	ECB	8/19/1999	Construction	CofO
	618 Pacific Street	0	1	ECB	5/9/2001	Construction	Work without a permit
	<i>Subtotal</i>	<i>0</i>	<i>6</i>				
19	620 Pacific Street	0	1	DOB	Unknown	Unknown	Unknown
	620 Pacific Street	0	1	ECB	8/30/1996	Construction	Failure to maintain building; Exterior defect is broken; beams and partial collapsed roof. Sagging and defective floor. Occupancy contrary to what's allowed by CofO; Changed from a refrigeration & storage shop to an auto repair shop on the ground floor.
	620 Pacific Street	0	1	ECB	3/20/1996	Construction	Occupancy contrary to what's allowed by CofO in that 1st floor is an automobile repair shop; motors and parts displaced on premises.
	620 Pacific Street	0	1	ECB	1/13/1994	Construction	
	<i>Subtotal</i>	<i>0</i>	<i>4</i>				
20	622 Pacific Street	0	1	DOB	10/8/1997	Construction	Work without a permit
	622 Pacific Street	0	1	DOB	12/24/1997	Construction	Failure to maintain exterior and interior building wall-hazardous
	622 Pacific Street	0	1	DOB	1/29/1998	Construction	Failure to maintain building-hazardous; Roof is in danger of collapsing.
	622 Pacific Street	0	1	ECB	11/6/1989	Construction	Failure to maintain building-hazardous; Loose & hanging metal on ceiling.
	622 Pacific Street	0	1	ECB	11/6/1989	Construction	Work without a permit.
	622 Pacific Street	0	1	ECB	11/6/1989	Construction	Failure to maintain exterior building wall; Missing bricks.
	622 Pacific Street	0	1	ECB	1/6/1998	Construction	Failure to maintain interior building wall; Loose & missing brick. Missing sheathing on ceiling used for fire retardent.
	622 Pacific Street	0	1	ECB	1/11/1995	Construction	Failure to maintain building-hazardous; Missing bricks. Missing sheathing on ceiling used for fire retardent.
	622 Pacific Street	0	1	ECB	2/28/1996	Construction	Failure to maintain building-hazardous; Defect is roof wood joist which is cracked & splitting. Causing joist to pull apart from wall & ceiling.
	622 Pacific Street	0	1	ECB	6/18/1997	Construction	Failure to maintain building-hazardous; Same as above
	622 Pacific Street	0	1	ECB	10/31/1996	Construction	Failure to maintain interior building wall; Loose & missing bricks.
	622 Pacific Street	0	1	ECB	10/16/1996	Construction	Failure to maintain interior and exterior building wall-hazardous; Roof & floor joist are rooted and creating a hole in floor/roof.
	622 Pacific Street	0	1	ECB	1/29/1998	Construction	Failure to maintain bldg - hazardous; wood roof partially collapsed and in danger of further collapse.

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Building Code Violations For Properties on Proposed Project Site: Violations Open As Of November, 2005

Bin #	Address	Violations	Code	DOB	Category	Description	
	622 Pacific Street	0	1	ECB	12/24/1997	Construction	Failure to maintain interior and exterior building wall-hazardous; Rotted roof collapsed in center and rotted floor joist created a hole in center of floor.
	<i>Subtotal</i>	<i>0</i>	<i>14</i>				
21	624 Pacific Street	0	1	DOB	Unknown	Unknown	Unknown
	624 Pacific Street	0	1	DOB	1984	Unknown	Unknown
	624 Pacific Street	0	6	DOB	2/7/00-1/31/05	Boiler	N/A
	<i>Subtotal</i>	<i>0</i>	<i>8</i>				
22	626 Pacific Street	0	1	DOB	2/14/1966		
27	NO BIN #						NO BIN #
29	640 Pacific Street	0	1	DOB	Unknown	Unknown	Unknown
30	646 Pacific Street	0	2	DOB	9/16/97, 5/4/98	Boiler	N/A
33	648 Pacific Street	0	0	N/A	N/A	N/A	N/A
35	NO BIN #						NO BIN #
43	483 Dean Street	0	0	N/A	N/A	N/A	N/A
45	481 Dean Street	0	3	DOB	3/26/02, 3/19/03, 2/13/04	Boiler	N/A
46	479 Dean Street	0	2	DOB	2/10/97, 9/16/97	Boiler	N/A
47	NO BIN #						NO BIN #
48	475 Dean Street	0	1	ECB	4/25/1991	Elevator	Unable to gain access to motor room for inspection.
	475 Dean Street	0	1	ECB	12/15/1998	Elevator	Failure to maintain elevator.
	475 Dean Street	0	1	DOB	Unknown	Unknown	Unknown
	475 Dean Street	0	1	DOB	1977	Unknown	Unknown
	475 Dean Street	0	1	DOB	9/13/1983	Unknown	Unknown
	475 Dean Street	0	1	DOB	1986	Unknown	Unknown
	475 Dean Street	0	1	DOB	3/24/1986	Unknown	Unknown
	475 Dean Street	0	1	DOB	1987	Unknown	Unknown
	475 Dean Street	0	1	DOB	1988	Unknown	Unknown
	475 Dean Street	0	1	DOB	6/29/1990	LL1081	Elevator safety
	475 Dean Street	0	1	DOB	4/25/1991	LL1081	Elevator safety
	475 Dean Street	0	1	DOB	3/13/1992	Elevator	N/A
	475 Dean Street	0	1	DOB	4/7/1992	LL1081	Elevator safety
	475 Dean Street	0	1	DOB	1/13/1993	Construction	N/A
	475 Dean Street	0	1	DOB	1/13/1993	Construction	Work without a permit
	475 Dean Street	0	1	DOB	6/28/1993	LL1081	Elevator safety
	475 Dean Street	0	1	DOB	5/4/2005	Elevator	Work without a permit
	<i>Subtotal</i>	<i>0</i>	<i>17</i>				

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Building Code Violations For Properties on Proposed Project Site: Violations Open As Of November, 2005

50	473 Rear Dean Stree	0	0	N/A	N/A	N/A	N/A
51	467 Dean Street	0	1	ECB	11/12/1997	Local Law	Failure to install acceptable 2-way voice communicaton system.
	467 Dean Street	0	1	DOB	2/23/1984	Unknown	Unknown
	467 Dean Street	0	1	DOB	1984	Unknown	Unknown
	467 Dean Street	0	1	DOB	1987	Unknown	Unknown
	467 Dean Street	0	1	DOB	5/12/1992	Public Assembly	N/A
	467 Dean Street	0	1	DOB	2/25/1993	Public Assembly	N/A
	<i>Subtotal</i>	0	6				
54	465 Dean Street	0	3	ECB	11/3/1988	Public Assembly	Failure to post approved capacity sign. Approved place of assembly plans not available for inspection. Place of assembly contrary to approved plan. Operation of a place of assembly without a current permit.
	465 Dean Street	0	1	DOB	1984	Unknown	Unknown
	465 Dean Street	0	1	DOB	1985	Unknown	Unknown
	465 Dean Street	0	1	DOB	1985	Unknown	Unknown
	465 Dean Street	0	1	DOB	1985	Unknown	Unknown
	465 Dean Street	0	1	DOB	1985	Unknown	Unknown
	465 Dean Street	0	1	DOB	1986	Unknown	Unknown
	465 Dean Street	0	3	DOB	11/3/1988	Public Assembly	N/A
	465 Dean Street	0	1	DOB	9/14/1990	Construction	N/A
	<i>Subtotal</i>	0	13				
55	463 Rear Dean Stree	0	0	N/A	N/A	N/A	N/A
56	461 Dean Street	0	1	DOB	10/31/2022	Unknown	Unknown

BLOCK 1129

Lot	Address	Complaints	Open Violations	Violation	Date	Type	Description
1	551 Carlton Avenue	0	0	N/A	N/A	N/A	N/A
3	NO BIN #						NO BIN #
4	547 Carlton Avenue	0	0	N/A	N/A	N/A	N/A
5	533 Carlton Avenue	0	0	N/A	N/A	N/A	N/A
6	535 Carlton Avenue	0	0	N/A	N/A	N/A	N/A
13	754 Pacific Street	0	3	ECB	6/17/1996	Elevator	Failure to maintain elevator
	754 Pacific Street	0	2	ECB	1/28/1998	Elevator	Failure to maintain elevator
	754 Pacific Street	0	1	DOB	5/31/1994	LL1081	Elevator safety
	754 Pacific Street	0	1	DOB	4/7/1992	LL1081	Elevator safety
	754 Pacific Street	0	1	DOB	6/28/1993	LL1081	Elevator safety
	754 Pacific Street	0	1	DOB	4/17/1995	LL1081	Elevator safety
	754 Pacific Street	0	1	DOB	3/8/1996	LL1081	Elevator safety
	754 Pacific Street	0	1	DOB	1/13/1997	LL1081	Elevator safety
	754 Pacific Street	0	1	DOB	1/6/1998	LL1081	Elevator safety
	754 Pacific Street	0	1	DOB	1/20/1999	LL1081	Elevator safety
	754 Pacific Street	0	1	DOB	3/10/2000	LL1081	Elevator safety
	754 Pacific Street	0	1	DOB	2/19/2002	LL1081	Elevator safety
	754 Pacific Street	0	2	DOB	5/22/2003	Elevator	Work without permit
	754 Pacific Street	0	1	DOB	5/22/2003	Elevator	N/A

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Building Code Violations For Properties on Proposed Project Site: Violations Open As Of November, 2005

	754 Pacific Street	0	1	DOB	2/26/2004	Elevator	N/A
	754 Pacific Street	0	1	DOB	11/19/2004	Elevator	N/A
	754 Pacific Street	0	2	DOB	5/4/2005	Elevator	Work without permit
	754 Pacific Street	0	1	DOB	5/4/2005	Elevator	N/A
	<i>Subtotal</i>	<i>0</i>	<i>23</i>				
21	768 Pacific Street	0	6	DOB	2/13/2004	Boiler	N/A
	768 Pacific Street	0	6	DOB	1/31/2005	Boiler	N/A
	768 Pacific Street	0	1	DOB	5/4/2005	Elevator	N/A
	<i>Subtotal</i>	<i>0</i>	<i>13</i>				
25	774 Pacific Street	0	1	DOB	12/3/2003	Elevator	N/A
	774 Pacific Street	0	3	ECB	5/5/1997	Elevator	Failure to maintain elevator-hazardous
	774 Pacific Street	0	1	ECB	1/18/2005	Construction	Failure to maintain exterior bldg. wall-hazardous
	<i>Subtotal</i>	<i>0</i>	<i>5</i>				
39	808 Pacific Street	0	1	ECB	9/26/1997	Elevator	Failure to maintain elevator
	808 Pacific Street	0	1	DOB	6/28/1993	LL1081	Elevator safety
	808 Pacific Street	0	1	DOB	3/8/1996	LL1081	Elevator safety
	808 Pacific Street	0	1	DOB	8/19/2002	Elevator	N/A
	<i>Subtotal</i>	<i>0</i>	<i>4</i>				
43	810 Pacific Street	0	1	DOB	11/14/1989	Boiler	N/A
44	812 Pacific Street	0	0	N/A	N/A	N/A	N/A
45	814 Pacific Street	0	1	DOB	Unknown	Unknown	Unknown
	814 Pacific Street	0	1	DOB	Unknown	Unknown	Unknown
	814 Pacific Street	0	1	DOB	1981	Unknown	Unknown
	<i>Subtotal</i>	<i>0</i>	<i>3</i>				
46	818 Pacific Street	0	0	N/A	N/A	N/A	N/A
49	540 Vanderbilt Avenue	0	0	N/A	N/A	N/A	N/A
50	542 Vanderbilt Avenue	0	0	N/A	N/A	N/A	N/A
54	647 Dean Street	0	1	DOB	11/19/2004	LL1081	Elevator safety
	647 Dean Street	0	1	DOB	8/19/2002	Elevator	N/A
	647 Dean Street	0	1	ECB	8/9/1993	Elevator	Failure to maintain elevator-hazardous
	<i>Subtotal</i>	<i>0</i>	<i>3</i>				
62	645 Dean Street	0	0	N/A	N/A	N/A	N/A
76	603 Dean Street	0	0	N/A	N/A	N/A	N/A
81	585 Dean Street	0	1	ECB	12/10/1998	Elevator	Failure to maintain elevator
	585 Dean Street	0	1	ECB	11/24/1992	Plumbing	Plumbing work without a permit
	585 Dean Street	0	8	DOB	7/25/94-1/31/05	Boiler	N/A
	585 Dean Street	0	13	DOB	10/12/89-11/19/04	LL1081	Elevator safety
	585 Dean Street	0	1	DOB	2/26/2004	Elevator	N/A
	<i>Subtotal</i>	<i>0</i>	<i>24</i>				

BLOCK 1121

Lot	Address	Complaints	Open Violations	Violation	Date	Type	Description
1	758 Atlantic Avenue	1	0	Complaint	11/3/2005	After hours work - Illegal	Construction on house began at 6:30 AM

Table B-1

Building Code Violations For Properties on Proposed Project Site: Violations Open As Of November, 2005

42	514 Vanderbilt Avenue	0	1	DOB	Unknown	Unknown	Unknown
47	524 Vanderbilt Avenue	0	0	N/A	N/A	N/A	N/A

BLOCK 1120

Lot	Address	Complaints	Open Violations	Violation	Date	Type	Description
1	494 Carlton Avenue	0	0	N/A	N/A	N/A	N/A
19	700 Atlantic Avenue	0	1	DOB	10/19/1981	Unknown	Unknown
	700 Atlantic Avenue	0	1	DOB	1988	Unknown	Unknown
	700 Atlantic Avenue	0	7	DOB	8/29/95-3/26/02	Boiler	N/A
	700 Atlantic Avenue	0	1	DOB	4/21/2004	LL1081	Elevator Safety
	700 Atlantic Avenue	0	1	ECB	7/8/1991	Elevator	Failure to maintain elevator
	700 Atlantic Avenue	0	1	ECB	10/15/2001	Elevator	Failure to maintain elevator
	700 Atlantic Avenue	0	1	ECB	9/25/2001	Elevator	Failure to maintain elevator
	<i>Subtotal</i>	<i>0</i>	<i>13</i>				
28	728 Atlantic Avenue	0	2	DOB	3/8/01, 2/19/02	LL1081	Elevator safety
	728 Atlantic Avenue	0	3	DOB	5/4/05, 11/2/05	Elevator	N/A
	<i>Subtotal</i>	<i>0</i>	<i>5</i>				
35	740 Atlantic Avenue	0	0	N/A	N/A	N/A	N/A

BLOCK 1119

Lot	Address	Complaints	Open Violations	Violation	Date	Type	Description
1	622 Atlantic Avenue	0	0	N/A	N/A	N/A	N/A
7	655 Pacific Street	0	0	N/A	N/A	N/A	N/A
64	NO BIN #						NO BIN #

BLOCK 1118

Lot	Address	Complaints	Open Violations	Violation	Date	Type	Description
1	179 Flatbush Avenue	0	0	N/A	N/A	N/A	N/A
5	177 Flatbush Avenue	1	0	Complaint	11/30/2004	Sign/Awning/Marquee - Illegal/No Permit	No permit for sign/marquee/awning.
6	594 Atlantic Avenue	0	1	DOB	Unknown	Unknown	Unknown
21	608 Atlantic Avenue	0	1	ECB	6/12/1990	Construction	No fire proof enclosure around boiler and roof.
22	610 Atlantic Avenue	0	1	DOB	Unknown	Unknown	Unknown
	610 Atlantic Avenue	0	1	DOB	Unknown	Unknown	Unknown
	610 Atlantic Avenue	0	1	DOB	1961	Unknown	Unknown
	610 Atlantic Avenue	0	1	DOB	1961	Unknown	Unknown
23	612 Atlantic Avenue	0	0	N/A	N/A	N/A	N/A

Table B-1

Building Code Violations For Properties on Proposed Project Site: Violations Open As Of November, 2005

Lot	Address	Complaints	Open Violations	Violation	Date	Type	Description
24	614 Atlantic Avenue	0	0	N/A	N/A	N/A	N/A
25	618 Atlantic Avenue	0	0	N/A	N/A	N/A	N/A
27	620 Atlantic Avenue	1	0	Complaint	9/28/2004	Sign/Awning/Marquee - Illegal/No Permit	Illegal, inappropriate advertisement sign.
	2 Fifth Avenue	0	3	DOB	3/27/01, 6/11/2001	Construction	N/A
	2 Fifth Avenue	0	1	ECB	6/11/2001	Construction	Failure to maintain exterior building wall; vertical crack in wall.
	2 Fifth Avenue	0	1	ECB	9/21/2004	Construction	Failure to maintain exterior building wall-hazardous; Cement stucco is in danger of falling on pedestrians. Light fixtures are defective.
	2 Fifth Avenue	0	1	ECB	9/21/2004	Construction	Sidewalk shed does not meet building code specifications.
	2 Fifth Avenue	0	1	ECB	9/21/2004	Construction	Sidewalk shed not adequately maintained; light fixtures defective; deck in danger of falling.
	2 Fifth Avenue	0	1	ECB	1/12/2005	Construction	Failure to maintain exterior building wall (hazardous); brick façade is falling; vertical cracks in façade.
	2 Fifth Avenue	0	1	ECB	9/21/2004	Signs	Outdoor sign on display structure without permit.
	2 Fifth Avenue	0	1	ECB	9/21/2004	Signs	Impermissible advertising sign in C district.
	2 Fifth Avenue	0	1	ECB	9/21/2004	Signs	Sign in C district exceeds surface area restriction (500 sf).
	<i>Subtotal</i>	2	17				

BLOCK 927

Lot	Address	Complaints	Open Violations	Violation	Date	Type	Description
1	15 Fourth Avenue	0	0	N/A	N/A	N/A	N/A
16	617 Pacific Street	0	0	N/A	N/A	N/A	N/A

Source: New York City Department of Buildings (DOB), Building Information System (BIS)

Table B-2: Site Utilization Analysis

BLOCK 927								
Lot	Lot Area (sf)	Current Zoning	FAR	Maximum Allowable Floor Area (zsf)	Existing Gross Building Area (gsf)	Unused Floor Area	Current FAR	% Utilized
1	30,780	C6-2	6	184,680	30,300	154,380	0.98	16%
16	23,153	C6-2	6	138,918	16,951	121,967	0.73	12%
Total Block 927	53,933			323,598	47,251	276,347	0.88	15%
BLOCK 1118								
Lot	Lot Area (sf)	Current Zoning	FAR	Maximum Allowable Floor Area (zsf)	Existing Gross Building Area (gsf)	Unused Floor Area	Current FAR	% Utilized
1	6,475	C6-1	6	38,850	2,200	36,650	0.34	6%
5	1,600	C6-1	6	9,600	3,500	6,100	2.19	36%
6	13,500	C6-1	6	81,000	3,625	77,375	0.27	4%
21	871	C6-1	6	5,226	3,144	2,082	3.61	60%
22	1,026	C6-1	6	6,156	3,600	2,556	3.51	58%
23	1,148	C6-1	6	6,888	3,200	3,688	2.79	46%
24	1,272	C6-1	6	7,632	3,600	4,032	2.83	47%
25	2,936	C6-1	6	17,616	7,000	10,616	2.38	40%
27	1,688	C6-1	6	10,128	6,800	3,328	4.03	67%
Total Block 1118	30,516			183,096	36,669	146,427	1.20	20%
BLOCK 1119								
Lot	Lot Area (sf)	Current Zoning	FAR	Maximum Allowable Floor Area (zsf)	Existing Gross Building Area (gsf)	Unused Floor Area	Current FAR	% Utilized
1	12,033	M1-1	1	12,033	1,753	10,280	0.15	15%
7	99,000	M1-1	1	99,000	5,616	93,384	0.06	6%
64	2,500	M1-1	1	2,500	-	2,500	0.00	0%
Total Block 1119	113,533			113,533	7,369	106,164	0.06	6%
BLOCK 1120								
Lot	Lot Area (sf)	Current Zoning	FAR	Maximum Allowable Floor Area (zsf)	Existing Gross Building Area (gsf)	Unused Floor Area	Current FAR	% Utilized
1	165,000	M1-1	1	165,000	380	164,620	0.00	0%
19	15,008	M1-1	1	15,008	38,759	(23,751)	2.58	258%
28	13,837	M1-1	1	13,837	72,990	(59,153)	5.27	527%
35	21,330	M1-1	1	21,330	-	21,330	0.00	0%
Total Block 1120	215,175			215,175	112,129	103,046	0.52	52%
BLOCK 1121								
Lot	Lot Area (sf)	Current Zoning	FAR	Maximum Allowable Floor Area (zsf)	Existing Gross Building Area (gsf)	Unused Floor Area	Current FAR	% Utilized
1	150,000	M1-1	1	150,000	-	150,000	0.00	0%
42	11,508	M1-1	1	11,508	350	11,158	0.03	3%
47	5,625	M1-1	1	5,625	1,400	4,225	0.25	25%
Total Block 1121	167,133			167,133	1,750	165,383	0.01	1%

Table B-2: Site Utilization Analysis

BLOCK 1127								
	Lot Area (sf)	Current Zoning	FAR	Maximum Allowable Floor Area (zsf)	Existing Gross Building Area (gsf)	Unused Floor Area	Current FAR	% Utilized
1	18,574	R7A/C2-4	4	74,296	1,913	72,383	0.10	3%
10	1,108	R7A/C2-4	4	4,432	5,350	(918)	4.83	121%
11	1,439	R7A/C2-4	4	5,756	6,092	(336)	4.23	106%
12	1,126	R7A/C2-4	4	4,504	2,642	1,862	2.35	59%
13	1,690	R7A/C2-4	4	6,760	450	6,310	0.27	7%
18	1,337	R7A/C2-4	4	5,348	2,850	2,498	2.13	53%
19	1,450	R7A/C2-4	4	5,800	3,158	2,642	2.18	54%
20*	1,725	R7A/C2-4	4	6,900	1,520	5,380	0.88	22%
21*	1,975	R7A/C2-4	4	7,900	5,000	2,900	2.53	63%
Subtotal	30,424			121,696	28,975	92,721	0.95	24%
22	7,650	C4-4A/C2-4/R7A	4	30,600	6,000	24,600	0.78	20%
27	11,000	C4-4A	4	44,000	38,750	5,250	3.52	88%
29	2,750	C4-4A	4	11,000	2,750	8,250	1.00	25%
30	8,250	C4-4A	4	33,000	19,679	13,321	2.39	60%
33	2,750	C4-4A	4	11,000	2,750	8,250	1.00	25%
35	8,508	C4-4A	4	34,032	29,736	4,296	3.50	87%
Subtotal	33,258			133,032	93,665	39,367	2.82	70%
43	1,938	R6B	2	3,876	4,686	(810)	2.42	121%
45	1,550	R6B	2	3,100	2,400	700	1.55	77%
46	1,550	R6B	2	3,100	2,400	700	1.55	77%
47	1,540	R6B	2	3,080	-	3,080	0.00	0%
48*	11,125	R6B/C4-4A	2.5	27,813	40,640	(12,828)	3.65	146%
50	2,750	R6B	2	5,500	7,800	(2,300)	2.84	142%
51	8,250	R6B	2	16,500	10,000	6,500	1.21	61%
54	2,750	R7A/C2-4/R6B	2	5,500	4,908	592	1.78	89%
55*	2,750	R7A/C2-4/R6B	2.5	6,875	6,125	750	2.23	89%
56*	2,750	R7A/C2-4/R6B	3	8,250	4,100	4,150	1.49	50%
Subtotal	36,953			83,594	83,059	535	2.25	99%
Total Block 1127	108,285			368,922	211,699	157,223	1.96	57%
BLOCK 1128								
	Lot Area (sf)	Current Zoning	FAR	Maximum Allowable Floor Area (zsf)	Existing Gross Building Area (gsf)	Unused Floor Area	Current FAR	% Utilized
1	900	R6B	2	1,800	-	1,800	-	0%
85	1,540	R6B	2	3,080	1,200	1,880	0.78	39%
86	1,760	R6B	2	3,520	2,200	1,320	1.25	63%
87	1,880	R6B	2	3,760	2,700	1,060	1.44	72%
88	1,100	R6B	2	2,200	2,000	200	1.82	91%
89	1,200	R6B	2	2,400	2,610	(210)	2.18	109%
Subtotal	8,380			16,760	10,710	6,050	1.28	64%
2	2,040	C4-4A	4	8,160	-	8,160	-	0%
4 (see note 4)	4,052	C4-4A	4	16,208	26,000	(9,792)	6.42	160%
Subtotal	6,092			24,368	26,000	(1,632)	4.27	107%
Total Block 1128	14,472			41,128	36,710	2,786	2.54	89%

Table B-2: Site Utilization Analysis

BLOCK 1129								
	Lot Area (sf)	Current Zoning	FAR	Maximum Allowable Floor Area (zsf)	Existing Gross Building Area (gsf)	Unused Floor Area	Current FAR	% Utilized
1	2,750	M1-1	1	2,750	-	2,750	0.00	0%
3	2,600	M1-1	1	2,600	-	2,600	0.00	0%
4	2,600	M1-1	1	2,600	-	2,600	0.00	0%
5	2,050	M1-1	1	2,050	-	2,050	0.00	0%
6	14,400	M1-1	1	14,400	-	14,400	0.00	0%
13	34,835	M1-1	1	34,835	83,200	(48,365)	2.39	239%
21	6,600	M1-1	1	6,600	25,000	(18,400)	3.79	379%
25	63,382	M1-1	1	63,382	143,060	(79,678)	2.26	226%
39	15,372	M1-1	1	15,372	15,372	-	1.00	100%
43	2,444	M1-1	1	2,444	6,000	(3,556)	2.45	245%
62	4,840	M1-1	1	4,840	8,800	(3,960)	1.82	182%
76	11,000	M1-1	1	11,000	22,000	(11,000)	2.00	200%
81	16,280	M1-1	1	16,280	30,070	(13,790)	1.85	185%
Subtotal	179,153			179,153	333,502	(154,349)	1.86	186%
44	2,375	R7A/C1-4	4	9,500	6,000	3,500	2.53	63%
45	2,375	R7A/C1-4	4	9,500	2,375	7,125	1.00	25%
46	4,750	R7A/C1-4	4	19,000	3,600	15,400	0.76	19%
49	2,453	R7A/C1-4	4	9,812	6,420	3,392	2.62	65%
50	3,157	R7A/C1-4	4	12,628	2,960	9,668	0.94	23%
Subtotal	15,110			60,440	21,355	39,085	1.41	35%
54*	17,600	R7A/C1-4/M1-1	2.7	47,520	36,080	11,440	2.05	76%
Total Block 1129	211,863			287,113	390,937	(103,824)	1.85	136%
GRAND TOTAL	914,910			1,699,698	844,514	855,184	0.92	50%

Source:

Building and lot square footage data were obtained from the New York City Department of Finance Real Property Assessment Data (RPAD) database.

Notes:

1. Lots marked with an asterisk (*) are divided by a boundary between zoning districts. For these lots, the allowable FAR was determined by calculating and summing the allowable FAR for the different lot segments that fall within different zoning districts with different FARs. Calculations were completed according to the guidelines presented in Article 7, Chapter 7 of the New York City Zoning Code.

2. The underutilization figures presented in this table compare gross square feet of actual built space to zoning square feet of allowable built space. Certain building areas such as mechanical space and elevators, which are included in a building's gross square feet are not included in zoning square foot calculations. This means that the maximum floor area for zoning calculations is almost always less than the actual gross floor area of a building. Because the areas deducted (i.e., mechanical space and elevators) are difficult to estimate without accurate plans for each structure, the utilization analysis uses gsf as the measure for existing buildings. Comparing actual gross square feet to allowable zoning square feet results in a more conservative analysis, which understates the underutilization for any given parcel.

3. The building square footage number included in the RPAD database for lot 42 on block 1121 was incorrect and the building square footage number for lot 86 on block 1128 was missing; the built square footages for these lots were estimated based on the building dimensions and number of floors.

4. New York City Department of Finance records indicate that the building on Block 1128 lot 2 is 6,820 gsf. However, based on the building footprint (as indicated on a 2005 Sandborn map and also measured in GIS), and number of stories (3), the building is approximately 26,000 gsf.