

**Design
+
Architecture**

FlatRate Moving
27 Bruckner Boulevard
Bronx, NY 10454-4487

Attn: Sharone B. Harosh
Israel Carmel

Re: 181 Canal Street West
B: 2322 L: 1

Enclosed please find within:

Document: Zoning Opinion Letter
Date: 03/06/25
Related Documents: DOB Application # X00741116-I1
Square Footage Calculations (Included Herein)

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Gentlemen,

In responding to your request, here is how we calculated our total zoning floor area for the new building approved by the NYC Department of Buildings under our New Building Application #X00741116-I1 dated 03/15/2023.

In addition, knowing that you are looking to sell the entire assemblage we reviewed this from the point of view of potential buyer buildouts of the entire site (AKA: Buildings 1-6). We presented a few additional scenarios to assist you and your potential buyers in understanding this property's potential full buildable square footage.

The property is located in a M1-4 zoning district with a lot area of 38,503 SF. The maximum allowable F.A.R (Floor Area Ratio) is 2.0. With a maximum F.A.R of 2.0, the maximum allowable zoning square footage is 77,006 SF (38,503 SF x 2.0).

Scenario #1: (What we had approved & its implications)

As per our approved New Building Application #X00741116-I1, Lot 1 (buildings 1, 2) consists of a portion of the existing 1 story building (AKA 175 Canal Street West) and our proposed 3 story new building (AKA 181 Canal Street West).

The existing 1 story building consists of 12,675 SF of zoning floor area (ZFA). In turn 64,331 SF of ZFA is available for the proposed new building (77,006 Max ZFA - 12,675 Existing ZFA).

The First Floor of our proposed 3 story new building is 25,828 Gross Square Feet (GSF). After deducting the area used for accessory parking spaces and accessory loading berths, 12,111 SF (25,828 SF - 12,111 SF), the First Floor is only 13,717 SF of ZFA. Please refer to the diagrams on sheet Z-102.00 for the square footage breakdown. The 2nd and 3rd floors are each 16,390 SF of ZFA and the Rooftop structures are a total of 465 SF of ZFA.

The total new building ZFA is 59,637 SF (46,962 Proposed ZFA + 12,675 Existing ZFA) or an F.A.R of 1.55 which is less than 2.0 A total of 17,369 SF of ZFA is left unused.

The total square footage we are building, which includes the area of the spaces not counted as zoning floor area, is 59,073 SF (46,962 SF Proposed ZFA + 12,111 SF Deducted ZFA).

If we were to propose a parking lot in lieu of the existing 1-story building (AKA 175 Canal Street West), we would add an additional buildable square footage. This brings the total assemblage as follows: 46,962 SF + 12,111 SF (as accessory parking spaces and accessory loading berths) + 17,369 SF (available developable SF) + 35,491 SF, a total of 94,564 Buildable SF.

We are using a 90% figure to give a realistic assessment of zoning deductions for the 1st Floor, but accounting for the required 1st Floor non-deductable square footage, for spaces such as the entrance lobby, egress stairs, an elevator, etc.

Scenario #2:

The entire building on the zoning lot is demolished. If the proposed use of the 1st Floor is for both parking spaces and loading berth and we assume that 90% of the 38,503 ZFA of the 1st Floor can be waived = 34,653SF of ZFA that can be added to the maximum allowed ZFA of 77,006 SF for a total of 111,659 SF of ZFA for a proposed new building.

Respectfully Submitted,

Adam Kushner, R.A
Principal