

DISTRICT PLAN

For

THE Flatbush Avenue

BUSINESS IMPROVEMENT DISTRICT

in

The City of New York

Borough of Brooklyn

As prepared pursuant to Title D of Chapter 3 of  
the Administrative Code of The City of New York  
upon request of Edward I. Koch, Mayor.

Dated \_\_\_\_\_, 19  
(dated of recordation by City Clerk  
pursuant to D3 - 8. 0 (a) )

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## I. MAP OF THE DISTRICT

The District will include the properties fronting on both sides of Flatbush Avenue between Parkside Avenue and Cortelyou Road in the Borough of Brooklyn as indicated on the map annexed hereto as Exhibit 1.

The Board of Estimate, by a resolution dated August 19, 1982, Calendar No. 285, a copy of which is annexed hereto as Exhibit 2, has provided for the preparation of this Plan pursuant to authority granted by local Law 78 of 1985 (the "Law") for the District.

## II. PRESENT USES OF DISTRICT PROPERTY AND DISTRICT

### A. Area Profile

The district is a mixed convenience and comparison goods shopping street. The most prevalent building type is the three story walk-up, with residential units or storage spaces above ground floor retail premises, but single story taxpayer buildings, four story buildings, larger bank structures and theatres also exist. Most of the buildings in the District were built between 1910 and 1940, when Flatbush Avenue was one of the prime shopping areas in The City of New York (the "City").

The Loew's Kings Theatre, once a major entertainment center on Flatbush Avenue, closed in 1977. Although proposals have been made for the redevelopment of the Loew's Kings Theatre, there has been little recent new development in the District. Plans are in the advanced stage, however, for the development and operation of a consolidated municipal parking lot (the "Consolidated Lot") in the rear of the Loew's Kings Theatre connecting three major retailers (Macy's, Sears and Loehmann's).

The Consolidated Lot will replace three existing parking lots, currently separated, with a single, secure attended public parking lot. This is expected to increase the flow of shoppers among Sears, Loehmann's and the District. The District lies primarily within Brooklyn Community Board 14, with one block within Brooklyn Community Board 9. The entire District is within City Council District 25, and is served by the 70th and 71st Police Precincts and Brooklyn Sanitation District 14. The District is zoned C1-3 between Church Avenue and Parkside Avenue, and C4-2 between Church Avenue and Cortelyou Road. The east side of Flatbush Avenue from Beverly Road and Albemarle Road is part of the Kings Community Development Area, which is targeted by the City for new commercial development. A land use map is annexed hereto as Exhibit 3.

## B. Commercial Profile

The majority of the stores in the district are of the discount variety, selling sundries, electronics, clothing and household goods. Other than banks there are few general business offices. Local business is restricted to insurance and other service offices. There are two major institutional uses: Erasmus Hall High School and The Dutch Reformed Church. The development of Kings Plaza severely affected the District's ability to attract non-resident shoppers, but Macy's (within the District) and Sears and Loehmann's continue to attract shoppers from a wide area. Shopping in the District is primarily targeted to neighborhood residents. A recent market study showed that 71% of the District's shoppers reside in a Primary Trade Area which extends 2 to 3 miles in every direction from the District while Sears and Loehmann's draw customers from every part of Brooklyn.

It is hoped that the Consolidated Lot, when operational, will aid attempts to create a public image of a unified regional shopping area which will include the District with Macy's (within the District), Sears and Loehmann's serving as anchors.

The current overall commercial vacancy rate is less than 3%

## C. Residential Profile

The District is primarily composed of three story walk-ups (with some four story walk-ups) with commercial uses on the ground floor and residential uses above. Since the District is zoned commercial and in the midst of a predominantly residential area, there has been no residential development on this part of Flatbush Avenue.

## D. Transportation Access

Flatbush Avenue is served by the B41 bus line which connects with a number of crosstown routes. The BMT, IND and IRT subway lines also serve the District. There is a 92-space municipal parking lot at the corner of Caton Avenue and Flatbush Avenues which was developed to increase the off-street parking available for shoppers. The construction of the Consolidated Lot is anticipated to create 700 parking spaces.

### III. PROPOSED SERVICES

#### A. Services:

The services to be provided pursuant to the Plan (the "Services") may include any service required for the enjoyment and protection of the public and the promotion and enhancement of the District, whether or not such services are in connection with Improvements (hereinafter defined) authorized pursuant to Section IV of this Plan. The Services shall include but not be limited to the following:

1. Security
2. Holiday and seasonal decorations
3. Promotion
4. Sanitation
5. Day-to-day administration

#### B. Implementation:

It is anticipated that the District Management Association (hereinafter defined) will commence most Services during the first Contract Year (hereinafter defined).

#### C. General Provisions:

1. All Services shall be in addition to (and not in substitution for) required and customary municipal services provided by the City on a city-wide basis.
2. All Services need not be performed in every Contract Year.
3. The Staff and/or subcontractors of the District Management Association may render such administrative services as are needed to support performance of the Services.
4. In the event that in any given Contract Year the sources of funding (as same are described in Section V of this Plan) do not in the aggregate produce revenues equal to the Total Annual Budget Amount (hereinafter defined) for such Contract Year, the District Management Association may, subject to the Contract (hereinafter defined), forego providing one or more or all of the Services in order to have revenues sufficient to pay the debt service required in the Budget (hereinafter defined) for such Contract Year.

The security services proposed for the District will assist the present police force in the area and provide a security program which meets the needs of the merchants, property owners and residents of the District. The District Management Association may enter into a contract for security services which will include manpower, equipment, uniforms and insurance. It is anticipated that the first year of operation security services will be provided up to six days a week during peak business hours by a team of security patrolmen.

2. Holiday and Seasonal Decorations

Holiday and seasonal decorations may include, but will not be limited to, the installation of decorative light fixtures during the winter holiday season and the payment of the energy costs for the operation of such lights, if necessary.

3. Promotion

Promotional services will include the promotion of local retail opportunities and will be designed to increase the attraction of shoppers to the District. This may include, but will not be limited to, special publications and coordinated advertising in major and local newspapers. The District may also implement special community events.

4. Sanitation

The sanitation program may include, but will not be limited to the purchase and installation of decorative wastebaskets, the development of an anti-littering educational campaign and the implementation of special community events.

5. Administration

Administration of the District will be by salaried staff, which may include a Street Manager and Administrative Assistant, with fringe benefits, expenses and insurance.

B. Additional Services

In subsequent years the District may provide additional security services, sanitation services and any other additional services, permitted under the law.

Because it is anticipated that the operation of the Consolidated Parking Lot and of the District will help create a unified retail center including the District, Sears and Loehmann's, the DMA intends to expand the District to include Loehmann's and Sears at the earliest feasible date.

Upon commencing its operations, the DMA will devise a plan for the possible inclusion of Sears (corner of Bedford Avenue and Beverly Road) and Loehmann's (19 Duryea Place) and/or proposed Consolidated Lot. At such time that the District expands to include the area (as generally described above) the Flatbush Avenue security patrol will be extended to include Duryea place from Flatbush Avenue to East 22nd Street and Tilden Avenue from Flatbush Avenue to the Consolidated Lot entrance, in order to protect Flatbush Avenue shoppers using the Consolidated Lot. The Consolidated Lot will be secured by its operator.

PROPOSED IMPROVEMENTS

A. Improvements:

The Improvements to be provided pursuant to the Plan (the "Improvements") shall be:

1. None at the present time.
2. None at the present time.
3. None at the present time.
4. etc..

B. Implementation:

The Improvements will be implemented on an as-needed basis, but in so far as a construction schedule with respect to the Improvements may be ascertained, it is anticipated that construction of the Improvements will be commenced and completed in accordance with the following dates (all such dates being subject to revision by the District Management Association):

1. N/A
- 2.
- 3.
4. etc.

C. General Provisions:

1. All Improvements shall be in addition to (and not in substitution for) required and customary municipal improvements provided by the City on a city-wide basis.

2. The staff and/or subcontractors of the District Management Association may render such administrative services as are needed to support construction of the Improvements.

V. PROPOSED SOURCES OF FUNDING

A. Sources of Funding: Generally

The proposed sources of funding for all (i) Services, (ii) Improvements, (iii) debt service arising from indebtedness permitted pursuant to paragraph D hereinbelow, and (iv) under this plan, shall be the sources of funding described in paragraphs B through F (inclusive). Subject to requirements of law, the District Management Association may apply all monies derived from the sources of funding permitted herein toward funding any expenditure permitted under this Plan.

B. Source of Funding: Assessments

The District Management Association may enter into the Contract for the Purpose of having the City levy and collect, and then disburse to the District Management Association, assessments with respect to the Benefited Properties. Such assessments, as described in paragraphs 1, 2, and 3 hereinbelow, shall be defined as "Assessments".



## 1. Definitions –

### A. General

To defray the cost of the Services in the District, all real property in the District shall be assessed in proportion to the benefit such property receives from the Services. As the primary purpose of the District is to foster the economic development of the Flatbush Avenue shopping street, the Services are designed to benefit the commercial properties within the District. These properties will receive the most Services and will constitute Class A properties and be assessed at the highest rate.

Each property within the District devoted in whole or in part to commercial uses will be assessed at a rate determined by the District Management Association as yielding an amount sufficient to meet its annual budget pursuant to the formulae set forth below. The assessment will be authorized annually by the City's Board of Estimate. This rate will be multiplied by the total Flatbush Avenue front footage of each such commercial property within the District as indicated on the most recent City Block and Lot Maps to determine each property's assessment. Corner properties containing one storefront will be assessed at a rate multiplied by the total front footage of the side which contains the storefront's main entrance. Corner properties containing more than one storefront will be assessed at a rate multiplied by the total front footage of the sides of the property within the District. Properties that are exempt by law from real property taxation, and which are not devoted in whole or in part to commercial uses, will not benefit from the Services provided within the District and thus will not be assessed. These properties do not benefit from the economic development nature of the Services, but for the purpose of continuity will be included within the boundaries of the District.

## 2. Formulae –

All real property as classified in the most recent City tax rolls and as described in Classes A and B will be assessed as follows:

## Class A

All properties devoted in whole or in part to commercial uses shall constitute Class A property and shall be assessed at a rate per linear foot which is equal to:

$$\frac{\text{Total Budget}}{\text{Total Class A Front Footage of District}}$$

In the first year the annual assessment for Class A properties is anticipated to be no greater than \$28.12 per linear foot.

## Class B:

All vacant land shall constitute Class B property and shall be assessed at a nominal rate of \$1.00 per year.

3. The amounts, exclusive of debt service, assessed and levied in a given year against the Benefited Properties as Assessments may not exceed 20% of the total general City taxes levied in that year against the Benefited Properties.

### C. Source of Funding: Grants and Donations.

The District Management Association may accept grants and donations from private institutions, the City, other public entities, or individuals.

### D. Source of Funding: Borrowings.

1. Subject to subparagraphs 2 and 3 immediately hereinbelow, the District Management Association may borrow money from private lending institutions, the City, other public entities, or individuals, for the purpose of –

- a. funding operations, or
- b. financing the cost of Improvements.

2. The use of monies received by the District Management Association from the City or from any other public entity, whether in the form of a grant or as proceeds from a loan, shall be subject to (i) all statutory requirements applicable to the expenditure and use of such monies, and (ii) any contractual requirements imposed by the City (whether pursuant to the Contract or otherwise) or by any other public entity, as the case may be.

3. Any loans which the District Management Association may enter into as borrower shall be subject to Section VI of this Plan.

### E. Source of Funding: Charges for User Rights.

The District Management Association may, in accordance with Section IX of this Plan, impose charges as consideration for the sub-granting or sub-licensing of User Rights (hereinafter defined), as such charges and User Rights are described in Section IX of this Plan.

F. Source of Funding: Other.

The District Management Association may derive revenues any other source of funding not heretofore mentioned and permitted by law.

G. Assignment of Funding.

The District Management Association may assign revenues from the sources of funding described in paragraphs B, C, E and F of this Section V for the purpose of securing loans which the District Management Association enters into pursuant to paragraph D of this Section V, provided such assignments are subject to the requirements of Section VI of this Plan.

VI PROPOSED EXPENDITURES; ANNUAL BUDGETS

A. Maximum Total and Annual Expenditures.

The Maximum total and annual amount, as proposed to be expended by the District Management Association in any Budget, shall not be greater than the aggregate amount of all monies which the District Management Association may collect for the Contract Year in question from all funding sources permitted under Section V of this Plan.

B. Annual Budget.

1. First Year Budget. It is anticipated that the budget of proposed expenditures to be made during the first Contract Year shall be as follows

a. Services –	
Security	\$107, 000
Holiday and Seasonal Decorations	12,500
Promotion	2,000
Sanitation	3,000
Administration	<u>44,000</u>
	\$168,500
Contingency	\$ 11,500
<u>Total First Year Budget</u>	<u>\$180,000</u>

b. Improvements

i. \_\_\_\_\_ - \$ \_\_\_\_\_ - 0 –

ii. \_\_\_\_\_ - \$

iii. \_\_\_\_\_ - \$

iv. \_\_\_\_\_ - \$

v. etc. \_\_\_\_\_ - \$

c. Debt Service - \$

d. Administration - \$

e. Total Annual Budget Amount - \$

2. Subsequent Budgets. The DMA shall establish for each Contract Year after the first Contract Year, a proposed budget of expenditures. Such proposed budgets shall (with respect to the Contract Years to which they respectively apply) : (i) reasonably itemize the purposes for which monies are proposed to be expended by the District Management Association; (ii) specify the amount, if any, proposed to be expended by the District Management Association for debt service; and (iii) set forth the total amount proposed to be expended (the “Total Annual Budget Amount”). A proposed budget, whether for the first Contract Year or for a subsequent Contract Year, shall be referred to as a “Budget”.

### C. General Provisions.

1. The District Management Association shall make no expenditure other than in accordance with and pursuant to: (i) a Budget for which a Total Annual Budget Amount has been approved in a resolution adopted by the Board of Estimate; or (ii) any provisions in the Contract providing for the satisfaction of outstanding obligations of the District Management Association; or (iii) any provisions in the Contract providing for the expenditure of amounts provided in the Budget for, but unexpended in, a previous Contract Year.

2. The Total Annual Budget Amount shall not exceed the maximum total and amount which the District Management Association may expend for the Contract Year in question pursuant to paragraph A of Section VI.

3. The Total Annual Budget Amount shall not be less than the amount needed to satisfy the District Management Association's debt service obligations for the Contract Year in question.

4. Subject to the District Management Association's need to satisfy its debt service obligations for the Contract Year in question, the District Management Association may revise the itemizations within any Budget.

5. In the event that in any given Contract Year the sources of funding do not in the aggregate produce revenues equal to the Total Annual Budget Amount for such Contract Year, the District Management Association may, subject to the Contract, forego some or all of the non-debt service expenditures as are provided for in the Budget in question in order to have revenues sufficient to pay the debt service provided for in such Budget.

### VII. BENEFITED PROPERTIES

The providing of Services and Improvements shall Benefit all properties within the District (the "Benefited Properties"). The Benefited Properties are described, in the alternative, by the following: (x) the District Map, or (y) the tax block and lots indicated in Exhibit 4 hereto.

## VIII DISTRICT MANAGEMENT ASSOCIATION

The District Management Association is a not-for-profit corporation incorporated under Section 402 of the New York State Not-For-Profit Corporation Law and is named the Flatbush Avenue District Management Association, Inc. The corporation is organized for the purpose of executing the responsibilities of a district management association as set forth in the Law. Furthermore, the District Management Association will carry out the activities prescribed in the Plan and promote and support the District. The District Management Association has four classes of voting membership and one class of non-voting membership. The voting classes are composed of (i) owners of record of real property located within the District, (ii) commercial tenants leasing space within the District, (iii) residential tenants leasing space within the District, and (iv) public representatives. The non-voting class may include community board representatives, and others with an interest in the welfare of the District. Each voting class elects members to the Board of Directors of the District Management Association in the manner prescribed by the by-laws of the District Management Association. The Board of Directors of the District Management Association includes representatives of owners of record of real property located within the District (which shall constitute a majority of the Board), representatives of both commercial and residential tenants leasing space in buildings within the District, and one member appointed by each of the following public officials: the Mayor of the City, the Comptroller of the City, the Borough President of Brooklyn and the City Council member representing the District or if more than one City Council member represents a portion of the District, then the majority leader of the City Council.

## IX. USER RIGHTS

### [A. User Rights Generally. ]

The District Management Association may undertake, or permit, commercial activities or other private uses of the streets or other parts of the District in which the City has any real property interests (the "User Right(s)"); provided, however, that the User Rights to be so undertaken or permitted by the District Management Association shall have been: (i) [set forth in this Plan or] authorized for licensing or granting by the City to the District Management Association in a resolution adopted by the City's Board of Estimate, and (ii) licensed or granted to the District Management Association by the City pursuant to the Contract. Once so granted or licensed, the User Right(s) in question shall be undertaken or permitted by the District Management Association in such a manner as to conform to the requirements, if any, set forth [in this Plan,] in the aforesaid resolution, and in the Contract with respect to such User Right(s). Such requirement may include, but shall not be limited to: (i) requirements as to what consideration the District Management Association shall pay to the City for the grant and/or license in question; (ii) requirements as to whether and how the District Management Association may permit other persons to undertake User Right(s) in question pursuant to a sub-grant or sub-license; (iii) requirements as to what charges the District Management Association may impose upon other persons as consideration for such sub-grant or sub-license; and (iv) requirements as to the general regulation of the User Right(s), by whomsoever undertaken.

### [B. Proposed User Rights.

Subject to the requirements respectively indicated, the proposed User Rights are as follows:

1. None are anticipated at this time and/or
2. \_\_\_\_\_ for the first year or operation.
- 3.
4. etc.]

## X. REGULATIONS

The rules and regulations proposed for governing the operation of the District and the provision of Services and Improvements by the District Management Association (the "Regulations") are set forth hereinbelow.

1. The District Management Association shall obligate itself to provide the Services and Improvements in a contract or contracts into which both the District Management Association and the City shall enter (collectively, the “Contract”) for a specified term (each year of the Contract term to be defined as a “Contract Year”). The City shall, pursuant to the terms, conditions and Requirements of the Contract, levy and collect, and then disburse to the District Management Association, the Assessments. Such disbursements shall be made in accordance with general procedures for the payment of other City expenditures.

2. The District Management Association shall comply with all terms, conditions and requirements (i) elsewhere set forth in this Plan, and (ii) to be set forth in the Contract and in any other contracts into which both the District Management Association and the City may enter (the terms, conditions and requirements referred to in clauses (i) and (ii) to be hereby incorporated by reference in the definition for “Regulations”).

XI. GLOSSARY OF TERMS

<u>Term</u>	<u>Section location of definition</u>
Assessments	V (B)
Budget	VI (B) (2)
City	I
Contract	X
Contract Year	X
District	I
District Management Association	VII
District Map	I
Improvements	IV (A)
Plan	I
Regulations	X
Services	III
Total Annual Budget Amount	VI (B) (2)
User Rights	IX



EXHIBIT 1

District Map

[The District Map follows this page]

EXHIBIT 2

Board of Estimate Resolutions

[The Board of Estimate Resolutions follows this page]

EXHIBIT 3  
Land Use Map

[The Land Use Map follows this page]

EXHIBIT 4

Tax Block and Lots

EXHIBIT 4

LIST OF BENEFITED PROPERTIES

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
5054	30	724 Flatbush Avenue
5054	32	726-728 Flatbush Avenue
5054	35	730-738 Flatbush Avenue
5055	1	739 Flatbush Avenue
5055	2	737 Flatbush Avenue
5055	3	735 Flatbush Avenue
5055	4	733 Flatbush Avenue
5055	5	731 Flatbush Avenue
5055	6	727 Flatbush Avenue
5055	7	725 Flatbush Avenue
5055	8	723 Flatbush Avenue
5055	9	721 Flatbush Avenue
5055	10	719 Flatbush Avenue
5055	11	717 Flatbush Avenue
5055	12	715 Flatbush Avenue
5063	35	740-748 Flatbush Avenue
5063	39	750 Flatbush Avenue
5063	40	752 Flatbush Avenue
5063	41	754 Flatbush Avenue
5063	42	756 Flatbush Avenue
5063	43	758 Flatbush Avenue
5063	44	760 Flatbush Avenue
5063	45	762 Flatbush Avenue
5063	46	764 Flatbush Avenue

5063	47	766 Flatbush Avenue
5063	48	768 Flatbush Avenue
5063	49	770 Flatbush Avenue
5063	50	772 Flatbush Avenue
5063	51	774 Flatbush Avenue
5063	52	776 Flatbush Avenue
5063	53	780-784 Flatbush Avenue
5063	56	786 Flatbush Avenue
5064	1	779-783 Flatbush Avenue
5064	3	777 Flatbush Avenue
5064	4	775 Flatbush Avenue
5064	5	773 Flatbush Avenue
5064	6	771 Flatbush Avenue
5064	7	769 Flatbush Avenue
5064	8	765-767 Flatbush Avenue
5064	10	763 Flatbush Avenue
5064	11	761 Flatbush Avenue
5064	12	757-59 Flatbush Avenue
5064	14	755 Flatbush Avenue
5064	15	753 Flatbush Avenue
5064	17	741 Flatbush Avenue
5082	9	816-818 Flatbush Avenue
5082	12	820 Flatbush Avenue
5082	14	822-824 Flatbush Avenue
5082	17	828 Flatbush Avenue
5082	18	830 Flatbush Avenue
5083	14	795 Flatbush Avenue
5083	15	793 Flatbush Avenue

5083	16	789 Flatbush Avenue
5083	17	785-787 Flatbush Avenue
5086	1	859-861 Flatbush Avenue
5086	2	857 Flatbush Avenue
5086	3	855 Flatbush Avenue
5086	4	853 Flatbush Avenue
5086	5	851 Flatbush Avenue
5086	6	849 Flatbush Avenue
5086	7	847 Flatbush Avenue
5086	8	839-845 Flatbush Avenue
5086	13	833-837 Flatbush Avenue
5089	1	877-883 Flatbush Avenue
5089	7	871 Flatbush Avenue
5089	8	869 Flatbush Avenue
5089	9	867 Flatbush Avenue
5089	10	865 Flatbush Avenue
5089	11	863 Flatbush Avenue
5089	105	873-875 Flatbush Avenue
5102	20	892-908 Flatbush Avenue
5102	25	910 Flatbush Avenue
5102	26	912-914 Flatbush Avenue
5102	28	916-920 Flatbush Avenue
5102	33	922-924 Flatbush Avenue
5102	35	926 Flatbush Avenue
5102	36	928 Flatbush Avenue
5102	37	930 Flatbush Avenue
5102	38	932 Flatbush Avenue
5102	39	934-936 Flatbush Avenue

5102	41	938 Flatbush Avenue
5102	42	940 Flatbush Avenue
5102	43	942 Flatbush Avenue
5102	44	944 Flatbush Avenue
5102	45	946 Flatbush Avenue
5102	46	948 Flatbush Avenue
5102	47	950 Flatbush Avenue
5102	48	952 Flatbush Avenue
5102	49	952A Flatbush Avenue
5102	50	954 Flatbush Avenue
5102	51	956 Flatbush Avenue
5102	52	958 Flatbush Avenue
5102	53	960 Flatbush Avenue
5102	56	962 Flatbush Avenue
5102	57	964-966 Flatbush Avenue
5102	59	968 Flatbush Avenue
5102	60	970 Flatbush Avenue
5102	61	972 Flatbush Avenue
5103	1	937-945 Flatbush Avenue
5103	6	935 Flatbush Avenue
5103	8	927-933 Flatbush Avenue
5103	23	895-897 Flatbush Avenue
5103	25	893 Flatbush Avenue
5103	26	885-891 Flatbush Avenue
5109	1	971 Flatbush Avenue
5109	2	969 Flatbush Avenue
5109	3	967 Flatbush Avenue
5109	4	959-965 Flatbush Avenue



5109	7	957 Flatbush Avenue
5109	8	949-955 Flatbush Avenue
5125	11	982 Flatbush Avenue
5125	14	990 Flatbush Avenue
5125	15	992 Flatbush Avenue
5125	16	994 Flatbush Avenue
5125	17	998 Flatbush Avenue
5125	18	1000-1002 Flatbush Avenue
5125	20	1004-1008 Flatbush Avenue
5125	23	1010 Flatbush Avenue
5125	24	1012 Flatbush Avenue
5125	25	1014 Flatbush Avenue
5125	51	1016-1020 Flatbush Avenue
5125	56	1024-1026 Flatbush Avenue
5125	58	1030-1032 Flatbush Avenue
5125	60	1034-1040 Flatbush Avenue
5125	64	1042 Flatbush Avenue
5125	65	1044 Flatbush Avenue
5125	66	1046 Flatbush Avenue
5125	68	1048 Flatbush Avenue
5125	69	1050 Flatbush Avenue
5125	70	1052 Flatbush Avenue
5125	71	1054 Flatbush Avenue
5125	72	1056 Flatbush Avenue
5126	1	1007-1011 Flatbush Avenue
5126	4	1005 Flatbush Avenue
5126	5	1003 Flatbush Avenue
5126	6	1001 Flatbush Avenue

5126	7	997-999 Flatbush Avenue
5126	9	995 Flatbush Avenue
5126	10	993 Flatbush Avenue
5126	11	991 Flatbush Avenue
5126	12	989 Flatbush Avenue
5126	13	987 Flatbush Avenue
5126	14	983-985 Flatbush Avenue
5126	21	973-981 Flatbush Avenue
5132	1	1013-1023 Flatbush Avenue
5132	18	1025-1035 Flatbush Avenue
5132	48	1069 Flatbush Avenue
5132	49	1067 Flatbush Avenue
5132	50	1065 Flatbush Avenue
5132	51	1063 Flatbush Avenue
5132	52	1061 Flatbush Avenue
5132	53	1059 Flatbush Avenue
5132	54	1057 Flatbush Avenue
5132	55	1055 Flatbush Avenue
5132	56	1053 Flatbush Avenue
5132	57	1051 Flatbush Avenue
5132	80	1041-1049 Flatbush Avenue
5152	7	1060 Flatbush Avenue
5152	8	1062 Flatbush Avenue
5152	9	1064 Flatbush Avenue
5152	10	1066 Flatbush Avenue
5152	11	1068 Flatbush Avenue
5152	12	1070-1084 Flatbush Avenue
5165	1	1071 Flatbush Avenue

5165	82	1083 Flatbush Avenue
5165	84	1081 Flatbush Avenue
5165	85	1077 Flatbush Avenue
5165	86	1075 Flatbush Avenue
5165	87	1073 Flatbush Avenue