



PHASE I Screening Summary

260 Lee Avenue, Brooklyn, New York
Block 2263 Lot 46

Lot Info:

The subject site consists of one parcel located on the west side of Lee Avenue in the East Williamsburg neighborhood of Brooklyn, New York. The street address of the subject site is 260 Lee Avenue, Brooklyn, New York 11206, and is identified as Block 2263, Lot 46 on the NYC Tax Map. The parcel contains 47.92 feet of street frontage along Lee Avenue, 63.83 feet of street frontage along Wallabout Street and extends 80 feet deep for a total area of 3,252 sf.

The lot is zoned R7-1 and is improved one, one-story commercial building and a side parking lot.

History:

Site history was based on a review of historic Sanborn maps and city directories. The subject property appears to have been developed sometime prior to 1887 with a two-story dwelling and a one-story detached garage-like structure. The subject property appears to have been redeveloped sometime between 1887 and 1904 with a four-story dwelling and a three-story mixed-use building with a retail use. By 1947, the dwelling has been removed and an office is identified for the mixed-use building. The southern portion of the Site appears to have been used as a yard with truck parking and was identified with **two gasoline tanks** on maps 1965 through 1984. By 1986, the gasoline tanks are no longer shown on the Sanborn map.

The Site was listed in the historical city directories with an oil company (2013); congregation (2013); a coal company (1960 through 2000); a medical office (1945 through 1960); a food store (1940) and residential tenants (1940 through 2005).

Site Visit:

A site visit has yet to be conducted.

Environmental Database Search:

The Site at 260 Lee Avenue is listed in the database as a UST facility (PBS #2-034312) under the name Wally Coal Co. Inc. According to the database, the Site contained two underground storage tanks. Tank No. 1 is identified as a 1,080-gallon kerosene UST. Tank No. 2 is identified as a 550-gallon unleaded gasoline UST. Both tanks are listed as removed in 1990. The Site is not listed in the database for any spills or releases.

NYC DOB





A certificate of occupancy for the Site dated 2012, identifies the property as being developed with a two-story non-residential building with a basement used as a house of worship.

The Site address at 260 Lee Avenue has one open violation listed on file with NYC Department of Buildings (NYCDOB) Environmental Control Board (ECB). This violation pertains to work without a permit and is not considered to be a significant concern regarding environmental conditions at the Site.

The Site is listed as an E-designated site for Hazmat, Noise and Air (E-199).

Conclusions/Recommendations

Based upon reconnaissance of the subject site and surrounding properties, and review of historical records and regulatory agency databases, no Recognized Environmental Conditions (REC) were identified for the property.

The following environmental issues were identified for the Site:

E-designation Site

The Site has been assigned an E-designation (E-199) for Hazmat, Noise and Air as part of the Wallabout Street rezoning action completed by the City in February 2008 (CEQR .06DCP007K). An E-designation does not interfere with the present use of the Site; however E-designations do prevent the release of building permits subject to a detailed environmental review and release by the NYC Office of Environmental Remediation. Such release may require a full subsurface investigation, remedial and health and safety planning, implementation of a remedial program and documentation that the remedial program was completed during redevelopment of the property.

Typical NYCOER Phase II investigation/sampling requirements for hazmat “E” sites are as follows:

- Collection and laboratory analysis of for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), target analyte list (TAL) metals, PCBs and pesticides.
- Collection and laboratory analysis of groundwater samples for VOCs, SVOCs, TAL metals (filtered and unfiltered), PCBs and pesticides.
- Collection and laboratory analysis of soil gas samples for laboratory analysis of VOCs via EPA Method TO-15.

The Air E requires any new residential or commercial development, enlargement, or change in use must use natural gas as the type of fuel for HVAC systems.





The Noise E requires any future residential/commercial uses to provide a closed window condition with a minimum of 35 dB(A) window/wall attenuation in order to maintain interior noise level of 45dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.

Asbestos and Lead Based Paint

Based on the date of construction of the buildings, asbestos containing materials (roof, roof flashing, floor tiles, drywall and other concealed materials) and or lead based paint may be present. Prior to any renovations or demolition of the building, an asbestos and lead based paint survey would be needed to determine the asbestos and or lead based paint content of suspect materials.





ENVIRONMENTAL BUSINESS CONSULTANTS

FIGURES



ENVIRONMENTAL BUSINESS CONSULTANTS

1808 Middle Country Road
Ridge, NY 11961

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Environmental Business Consultants

Phone 631.504.6000
Fax 631.924.2870

260 Lee Avenue, Brooklyn NY
Block 2263 Lot 46

FIGURE 1 Site Location Map

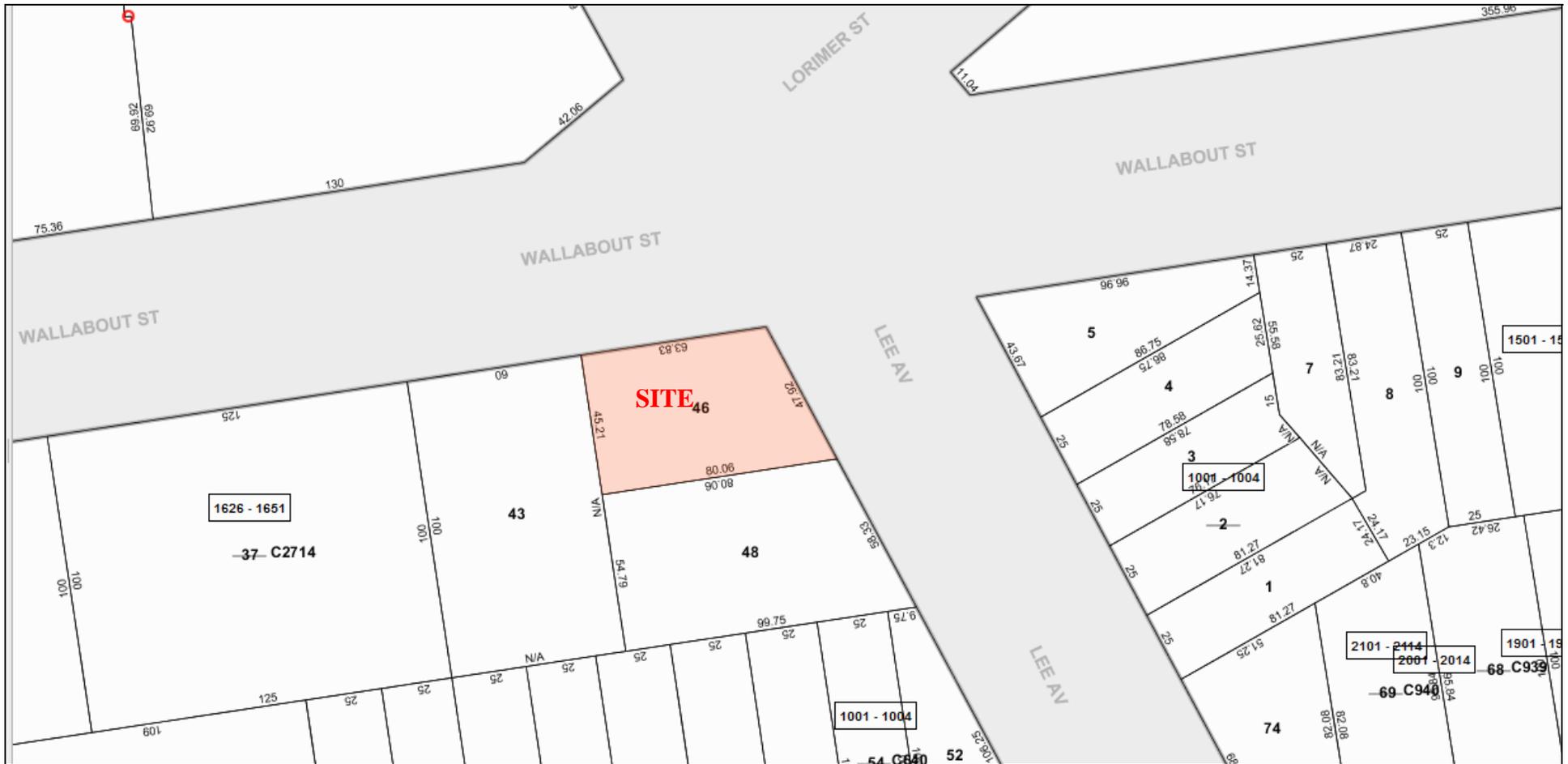


FIGURE 2 – TAX MAP

260 LEE AVENUE

BROOKLYN, NEW YORK

PHASE I – ENVIRONMENTAL SITE ASSESSMENT (BLOCK 2263 LOT 46)



ENVIRONMENTAL BUSINESS CONSULTANTS

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ENVIRONMENTAL BUSINESS CONSULTANTS

SANBORN MAPS



ENVIRONMENTAL BUSINESS CONSULTANTS

1808 Middle Country Road
Ridge, NY 11961

Phone 631.924.0870
Fax 631.924.2870



242 Wallabout Street

242 Wallabout Street
Brooklyn, NY 11206

Inquiry Number: 3139092.3
August 02, 2011

Certified Sanborn® Map Report

Certified Sanborn® Map Report

8/02/11

Site Name:

242 Wallabout Street
242 Wallabout Street
Brooklyn, NY 11206

Client Name:

Env. Business Consultants
1808 Middle Country Road
Ridge, NY 11961



EDR Inquiry # 3139092.3

Contact: Charles Sosik

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Env. Business Consultants were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: 242 Wallabout Street
Address: 242 Wallabout Street
City, State, Zip: Brooklyn, NY 11206
Cross Street:
P.O. # NA
Project: ADR1102
Certification # F98B-4767-8731



Sanborn® Library search results
Certification # F98B-4767-8731

Maps Provided:

2007	2001	1989	1980	1935
2006	1996	1987	1979	1918
2005	1995	1986	1977	1904
2004	1993	1984	1965	1887
2003	1992	1982	1950	
2002	1991	1981	1947	

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



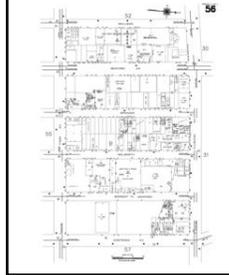
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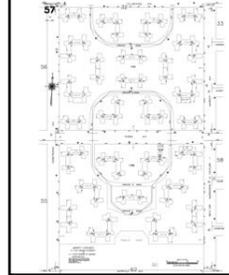
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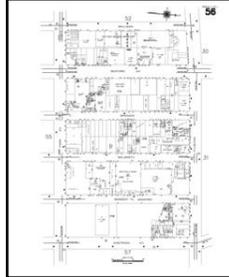
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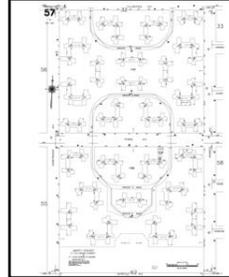
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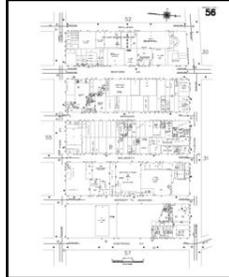
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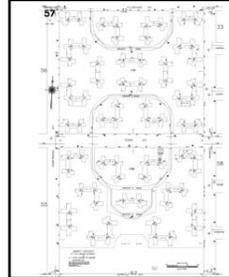
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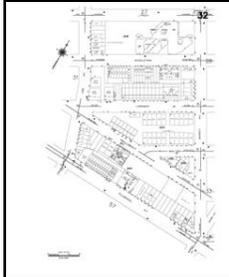


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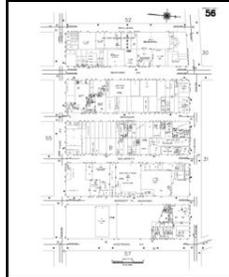
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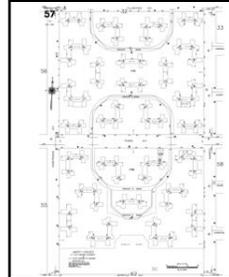
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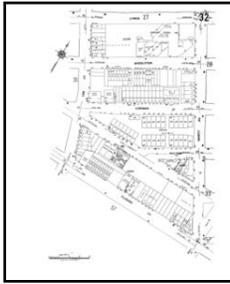


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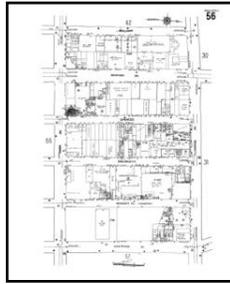
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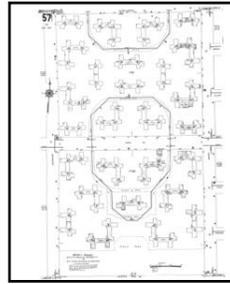
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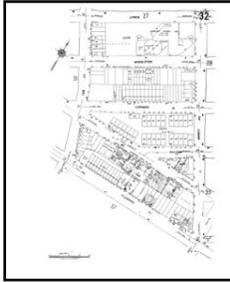


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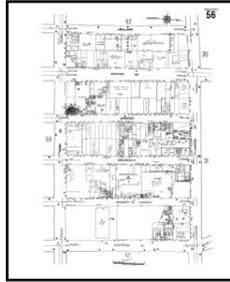
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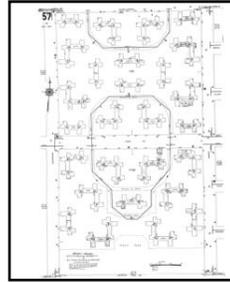
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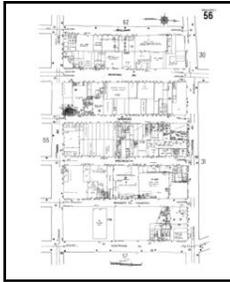


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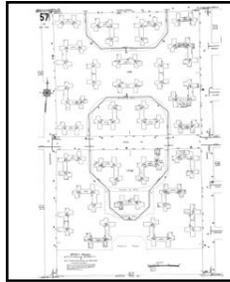
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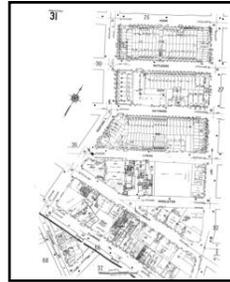
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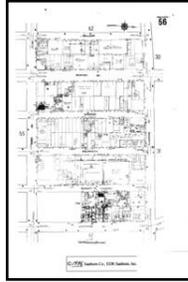
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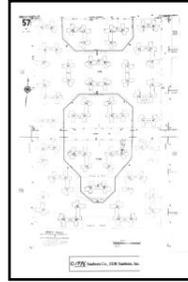
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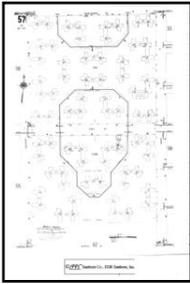


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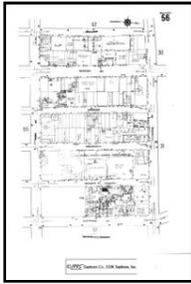


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1995 Source Sheets



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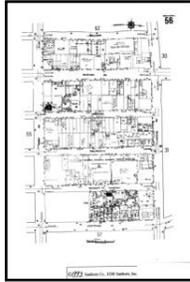
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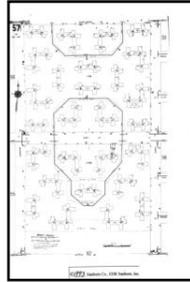
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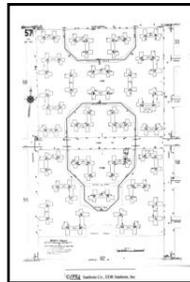
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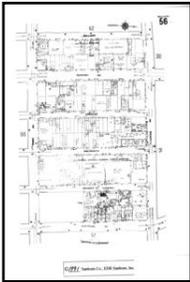


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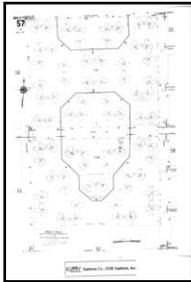


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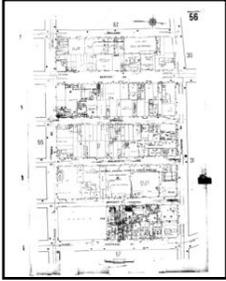


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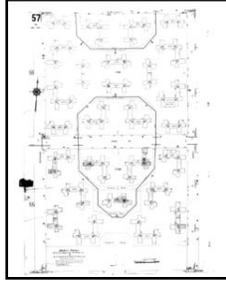


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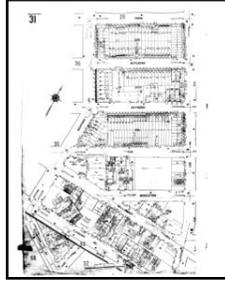
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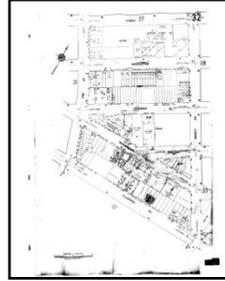
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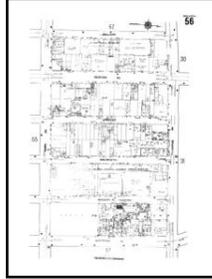
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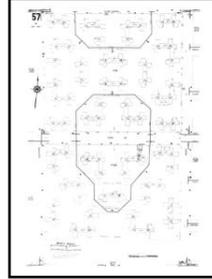
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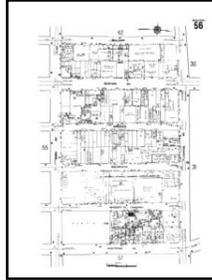
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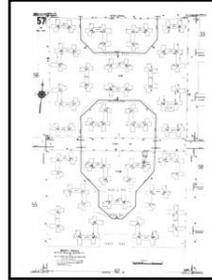
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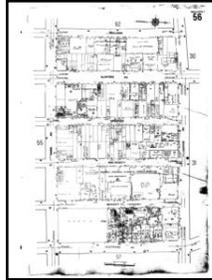
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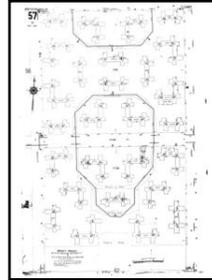
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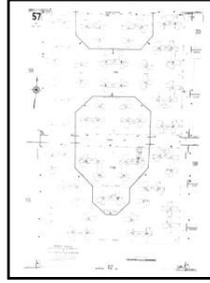
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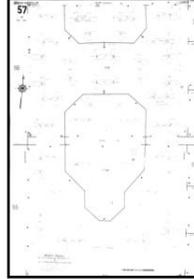
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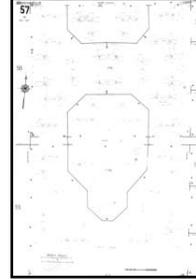
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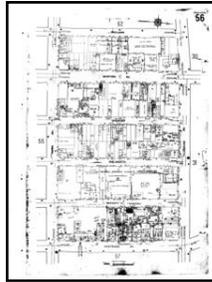
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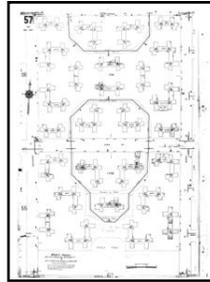
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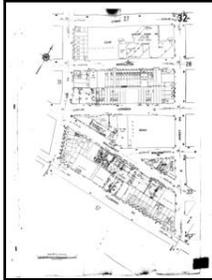


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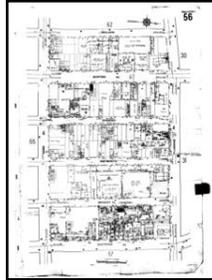
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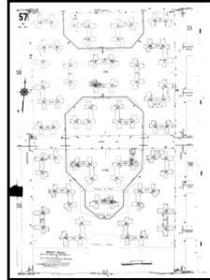
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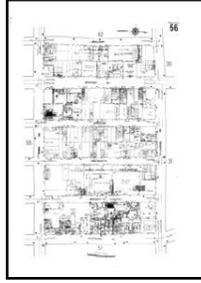
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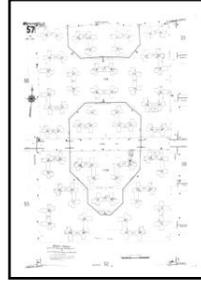
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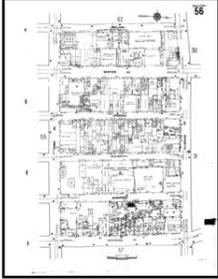


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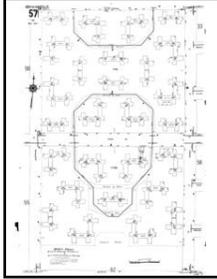


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1965 Source Sheets



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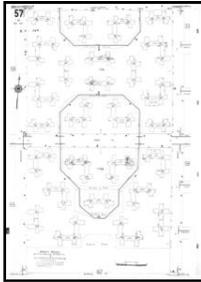


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1950 Source Sheets



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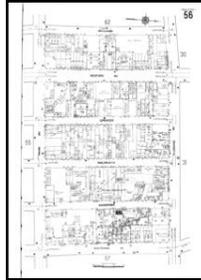
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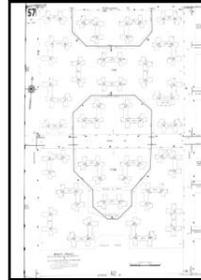
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1935 Source Sheets



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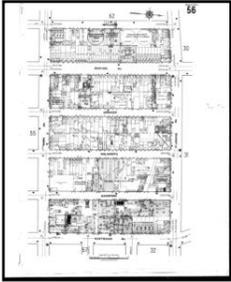


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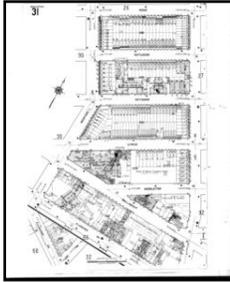


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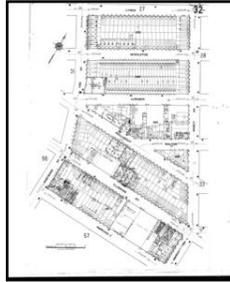
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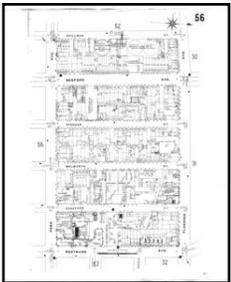


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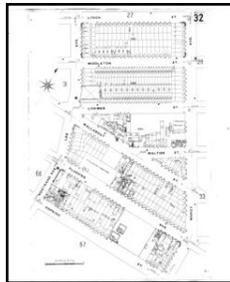
1904 Source Sheets



Volume 3, Sheet 56



Volume 3, Sheet 31



Volume 3, Sheet 32

1887 Source Sheets



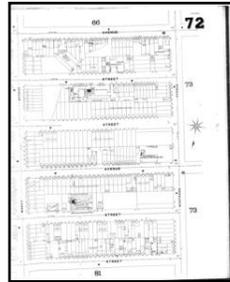
Volume 3, Sheet 73



Volume 3, Sheet 74

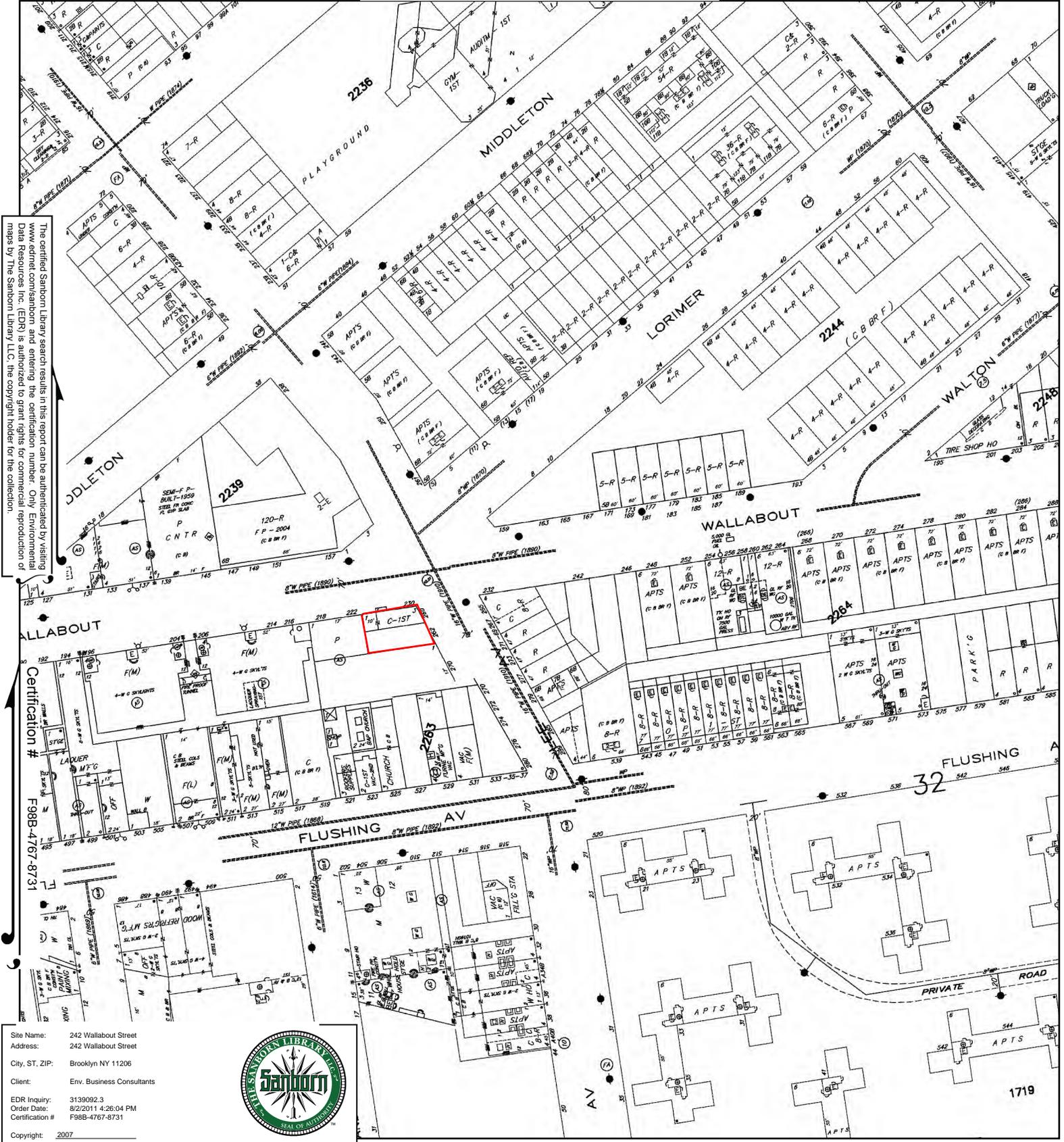


Volume 3, Sheet 74



Volume 3, Sheet 72

2007 Certified Sanborn Map

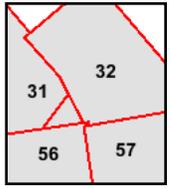
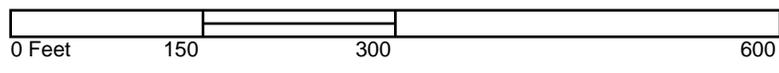


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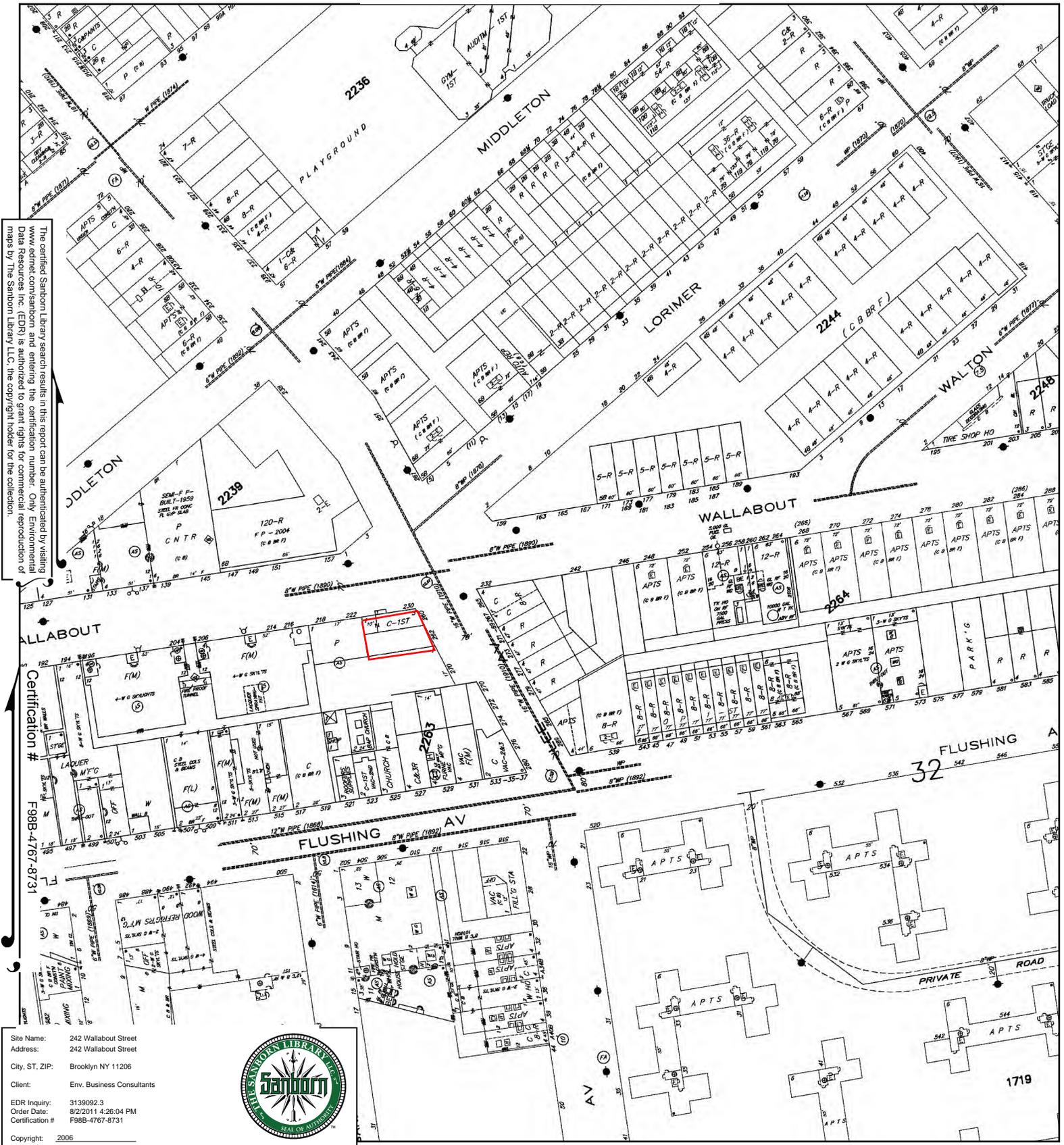


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2006 Certified Sanborn Map

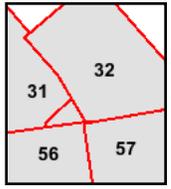
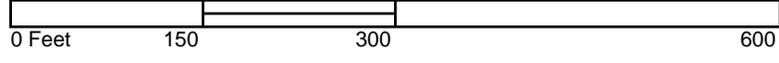
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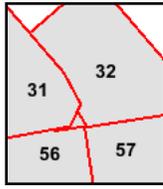
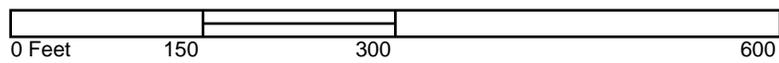
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2004 Certified Sanborn Map

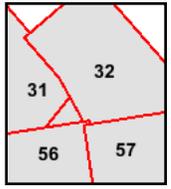
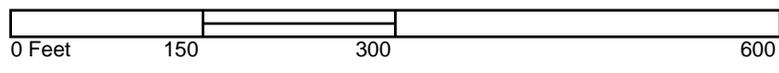
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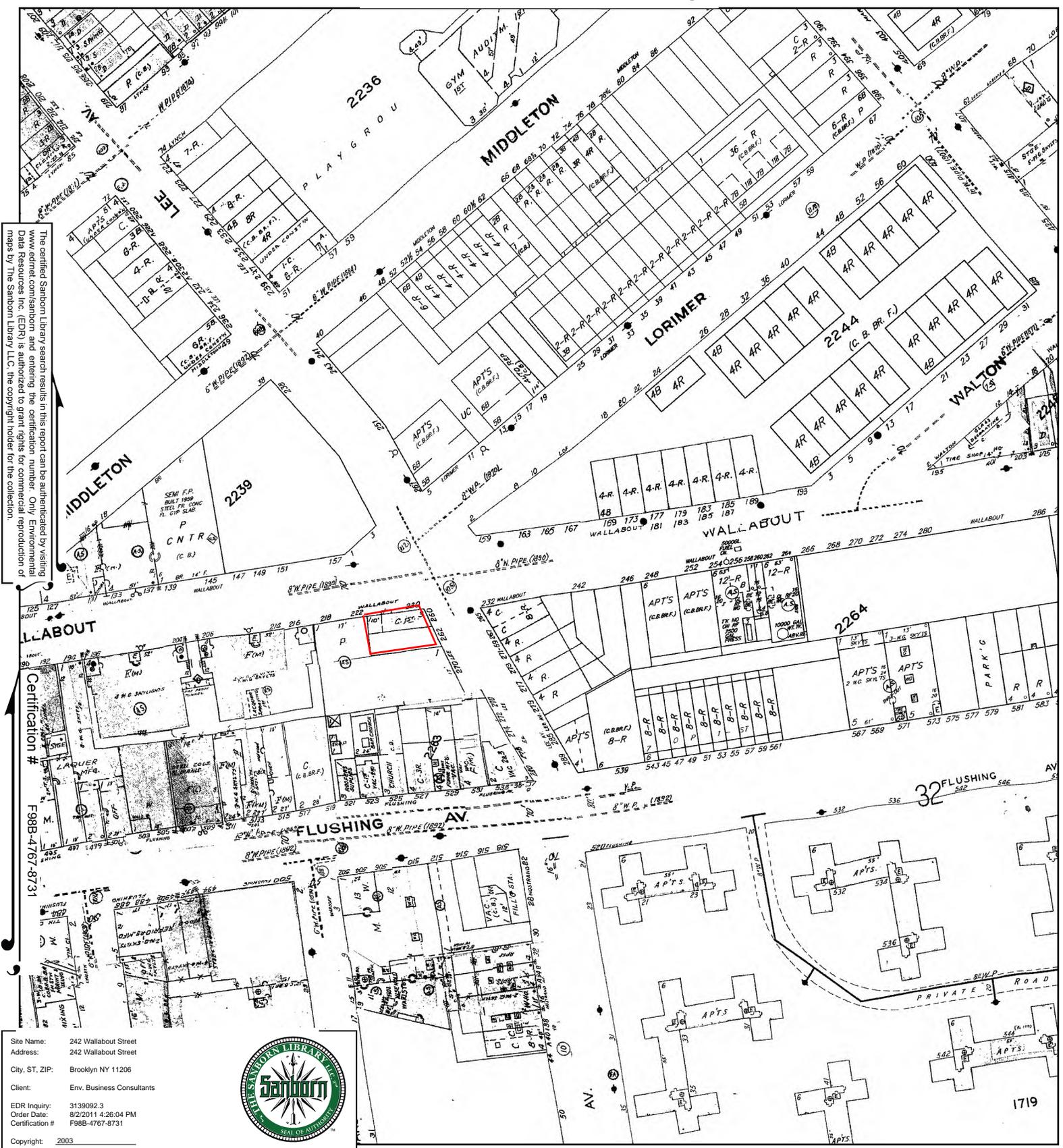


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2003 Certified Sanborn Map

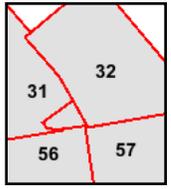
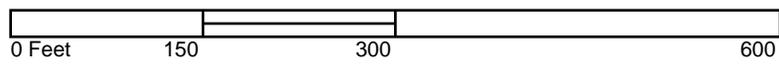
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2002 Certified Sanborn Map

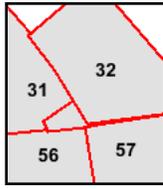
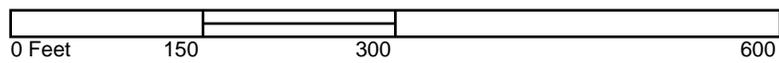
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2001 Certified Sanborn Map

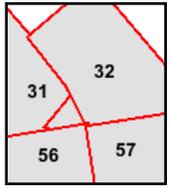
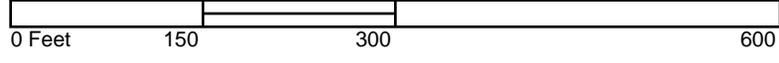
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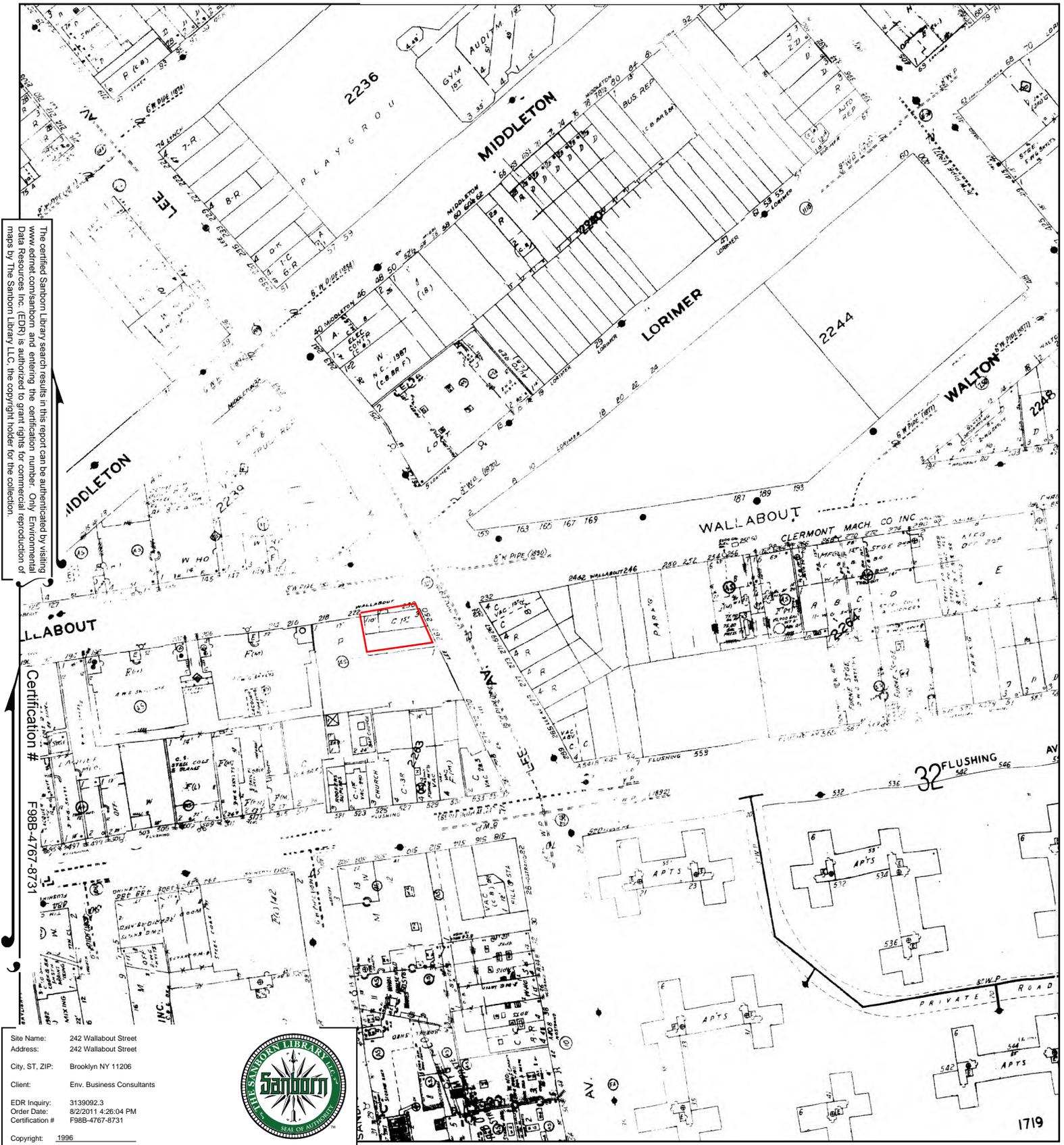


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1996 Certified Sanborn Map

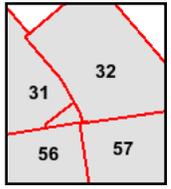
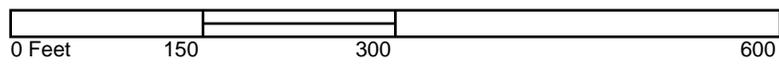
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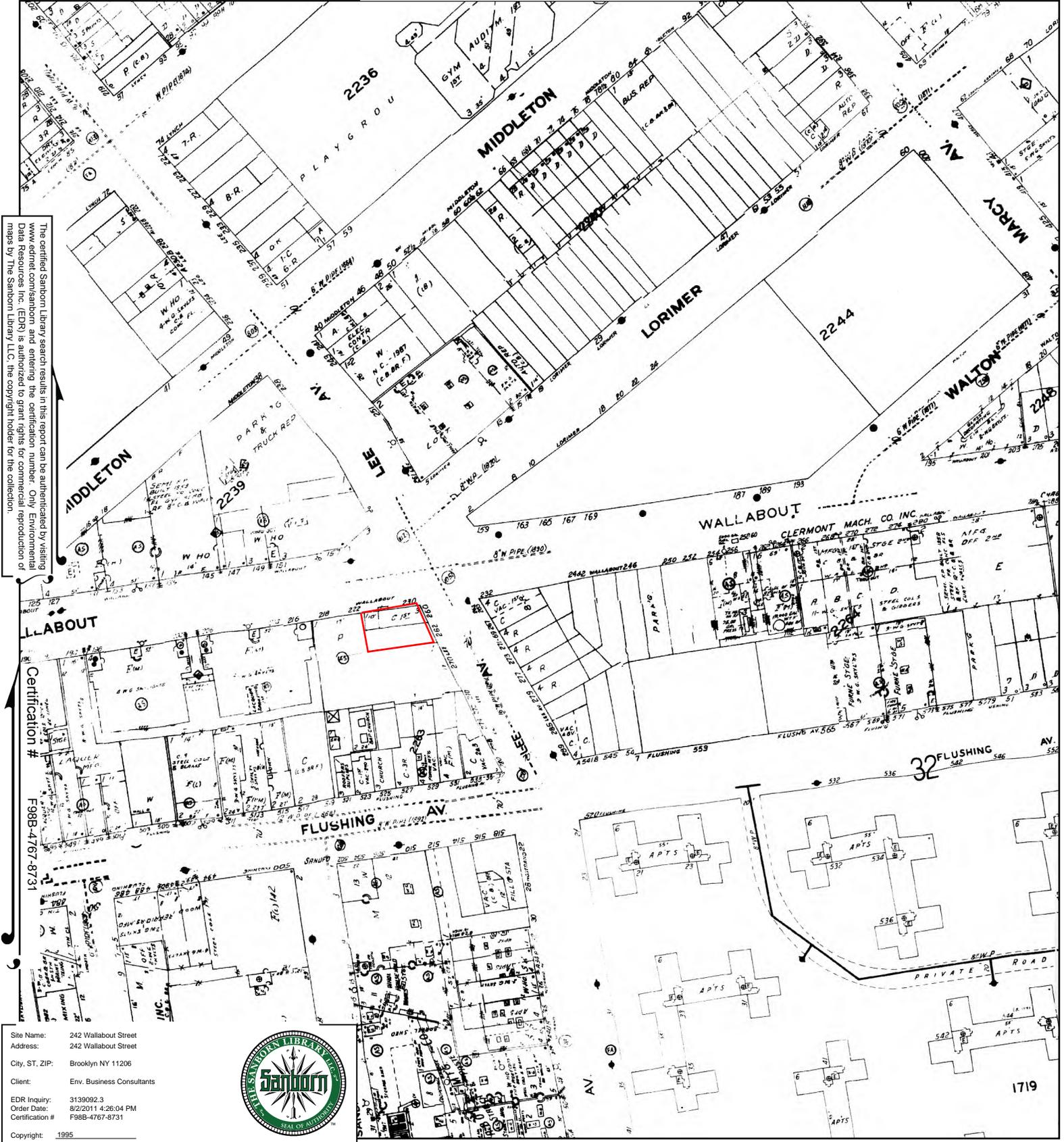
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1995 Certified Sanborn Map



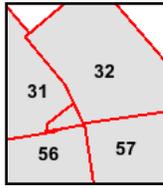
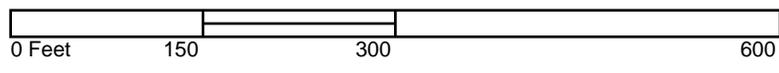
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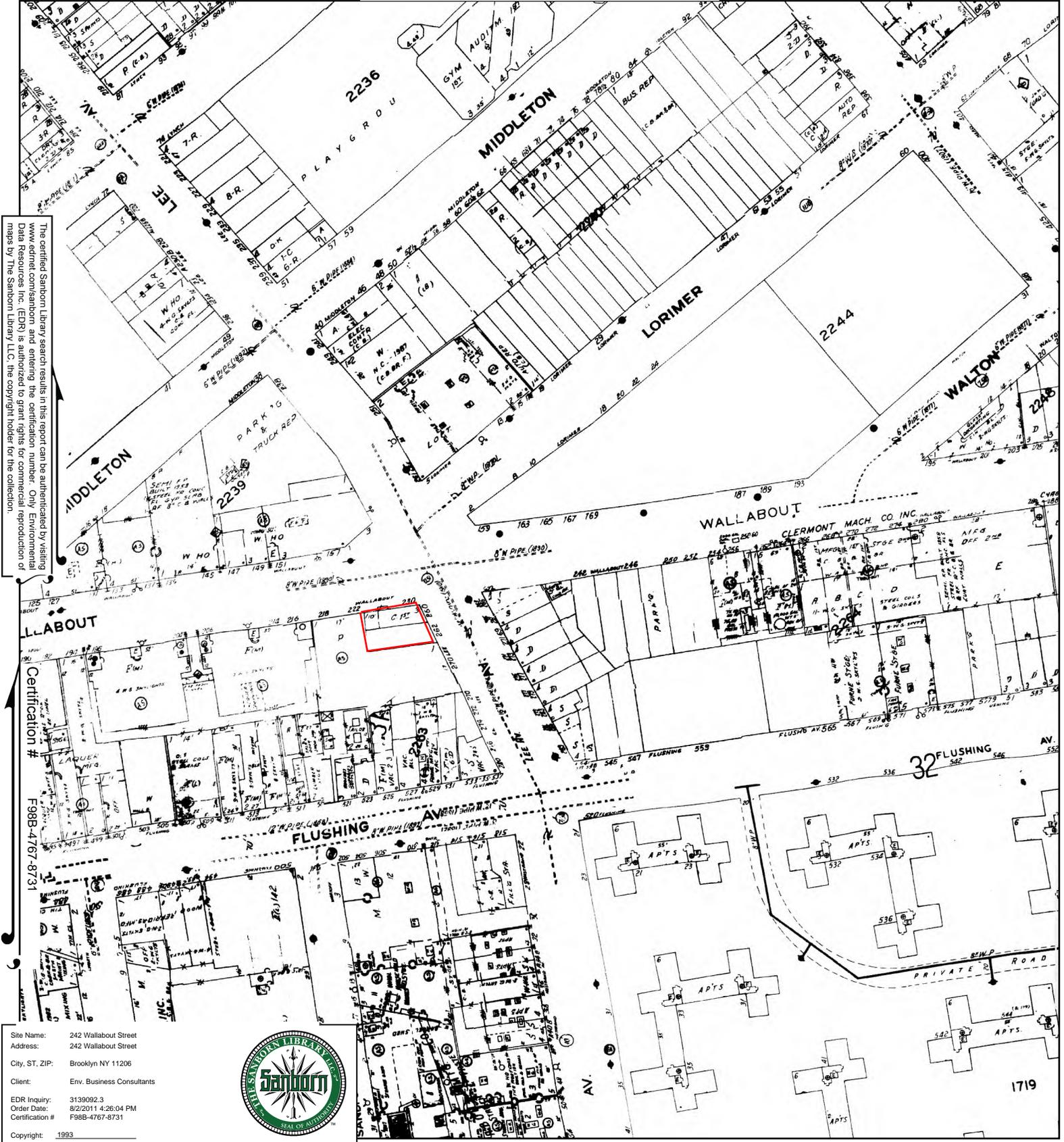
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1993 Certified Sanborn Map



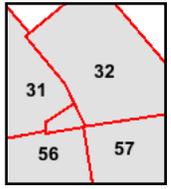
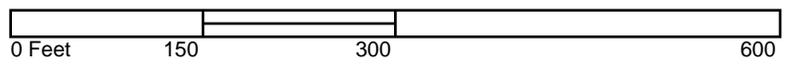
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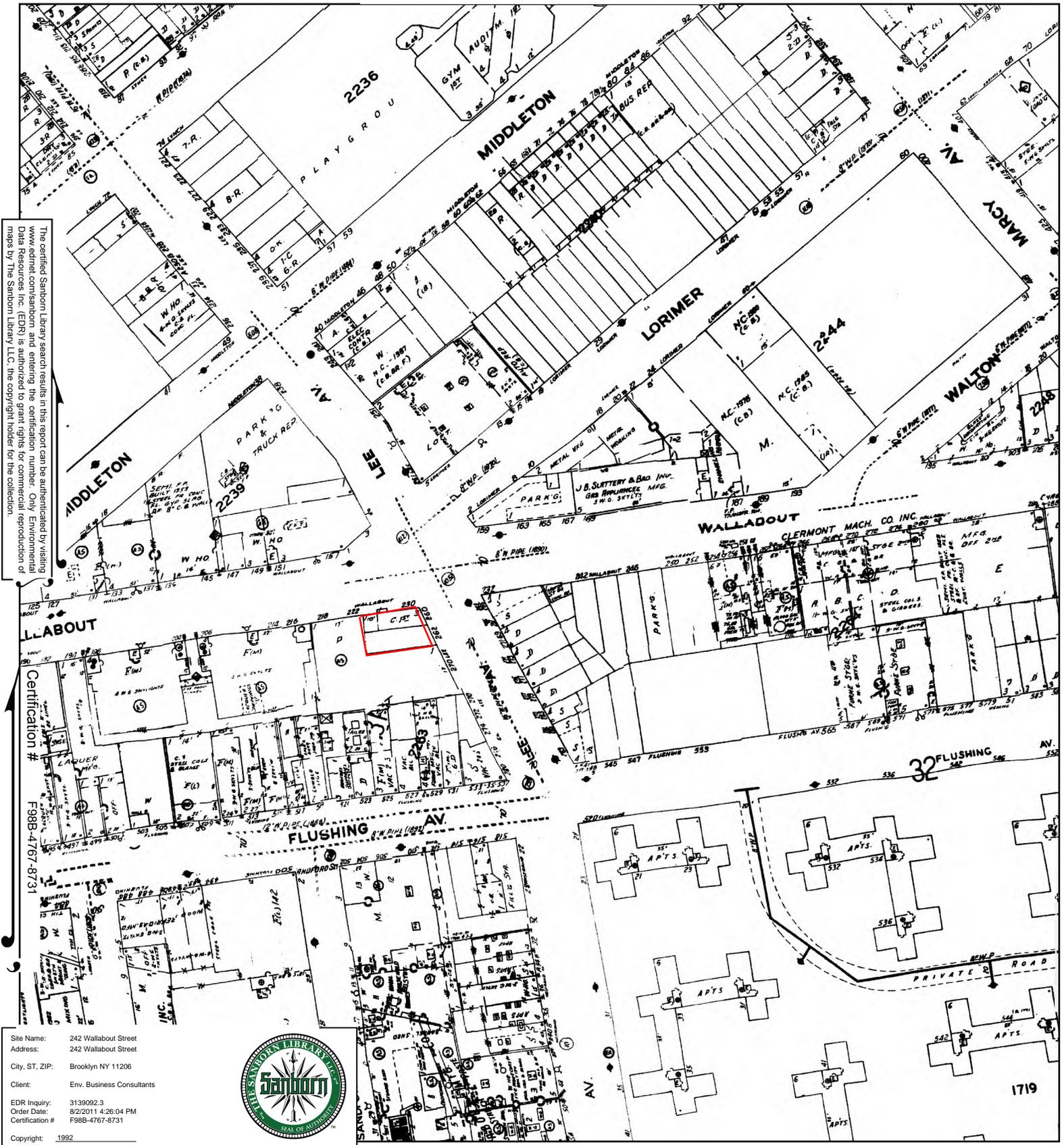
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1992 Certified Sanborn Map



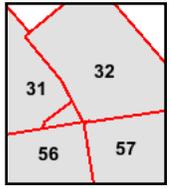
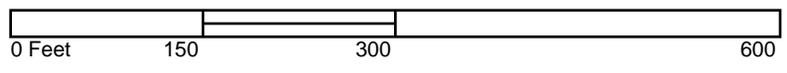
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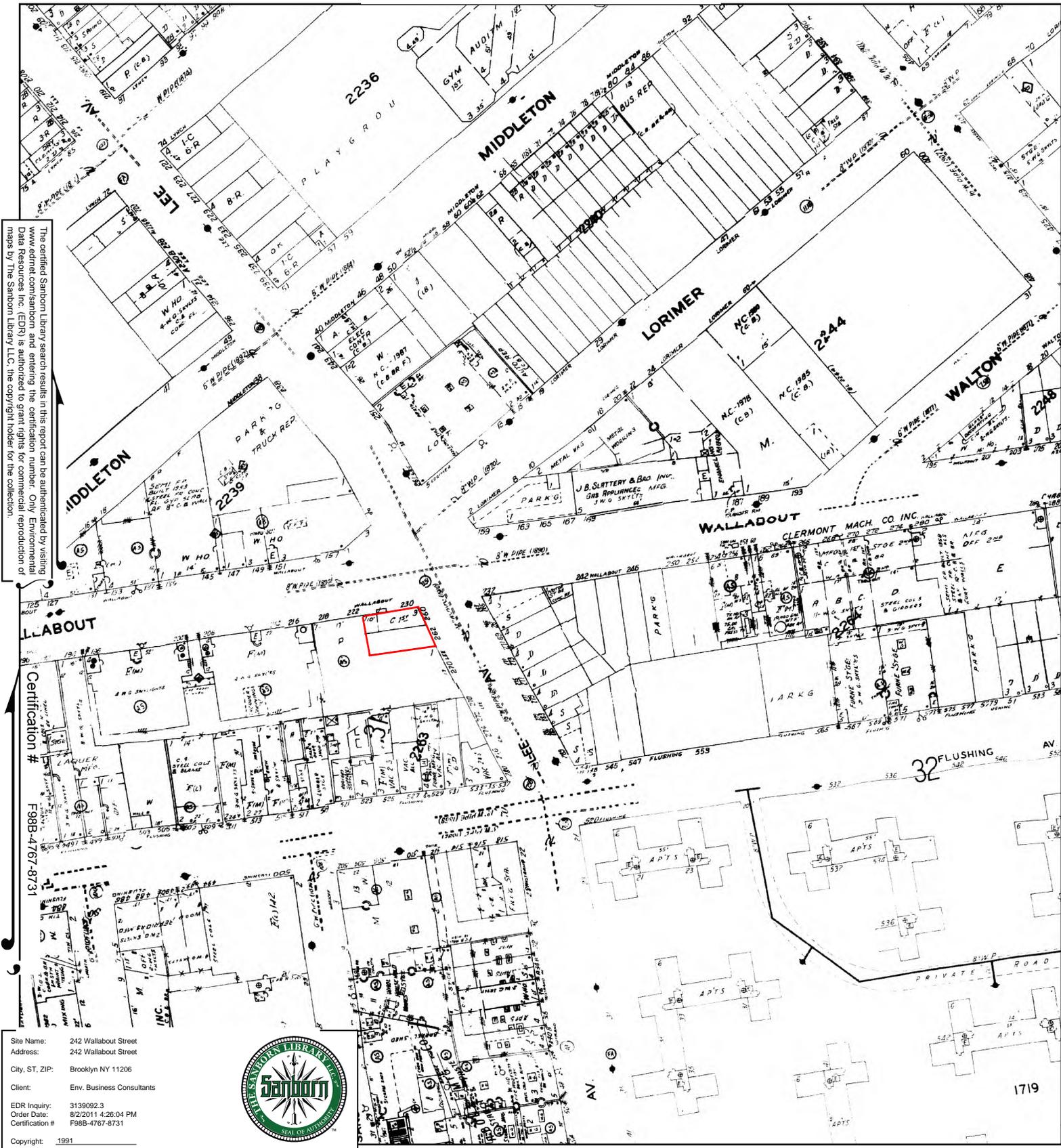
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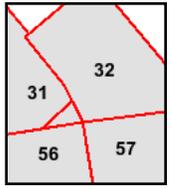
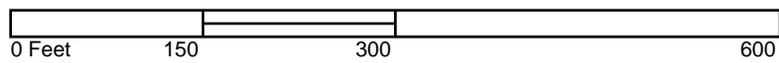
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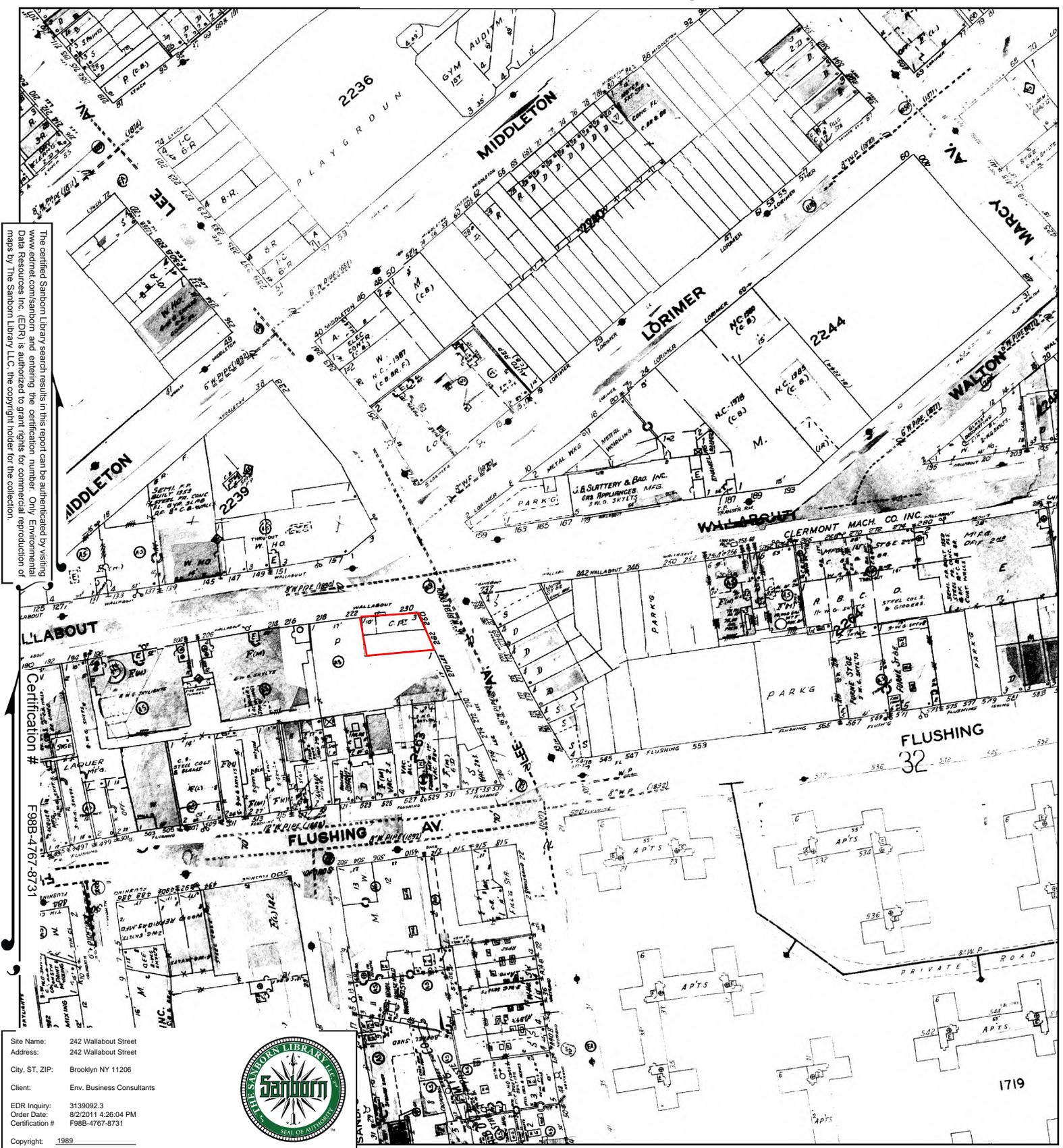


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1989 Certified Sanborn Map

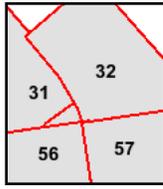
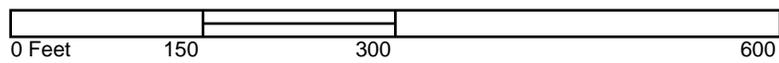
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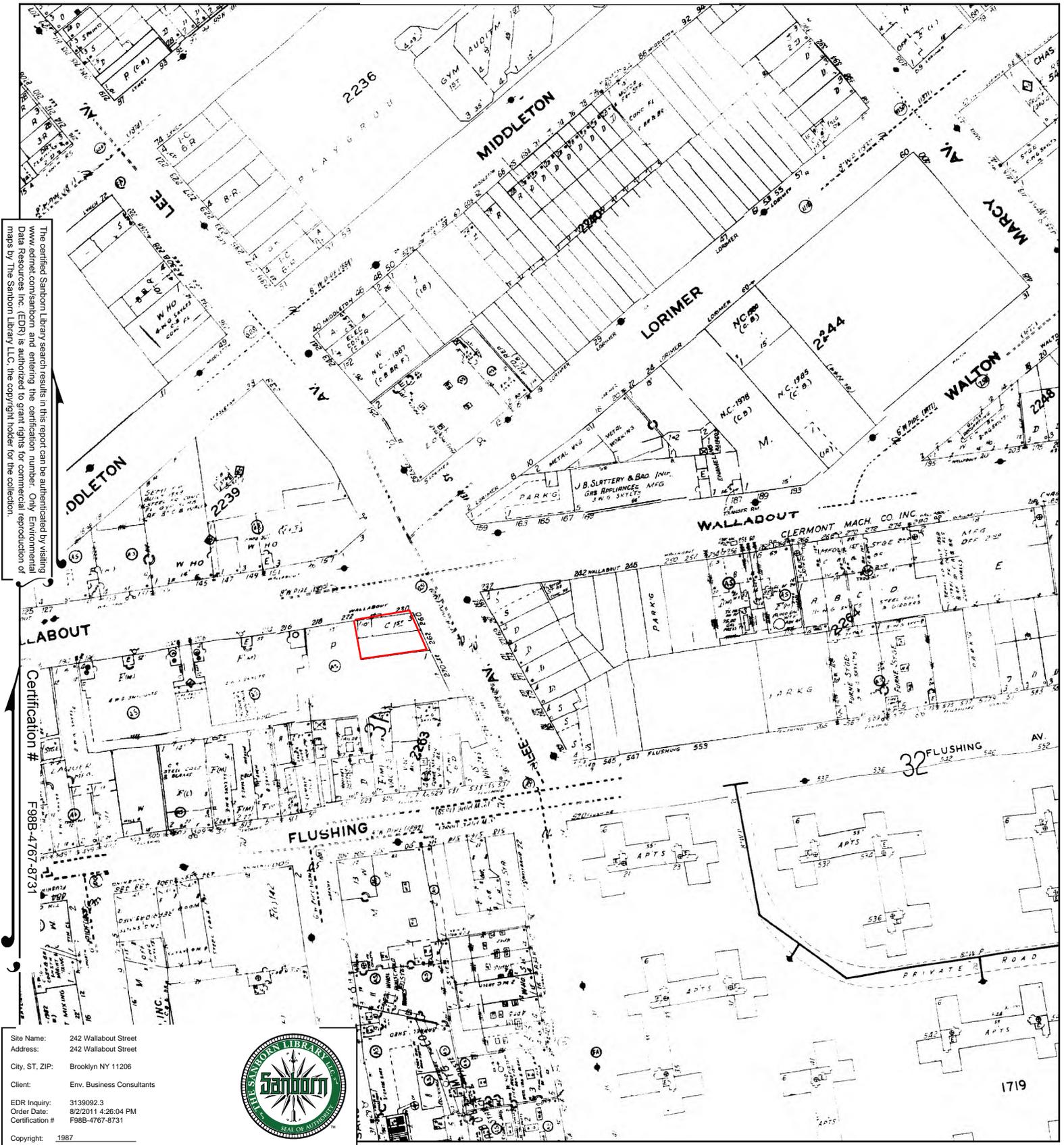


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1987 Certified Sanborn Map

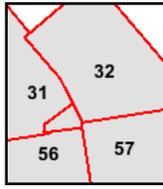
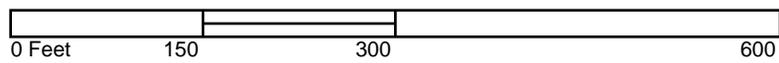
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1986 Certified Sanborn Map



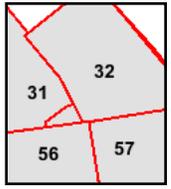
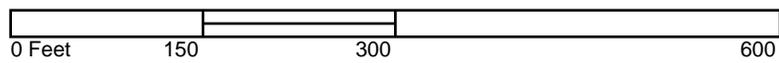
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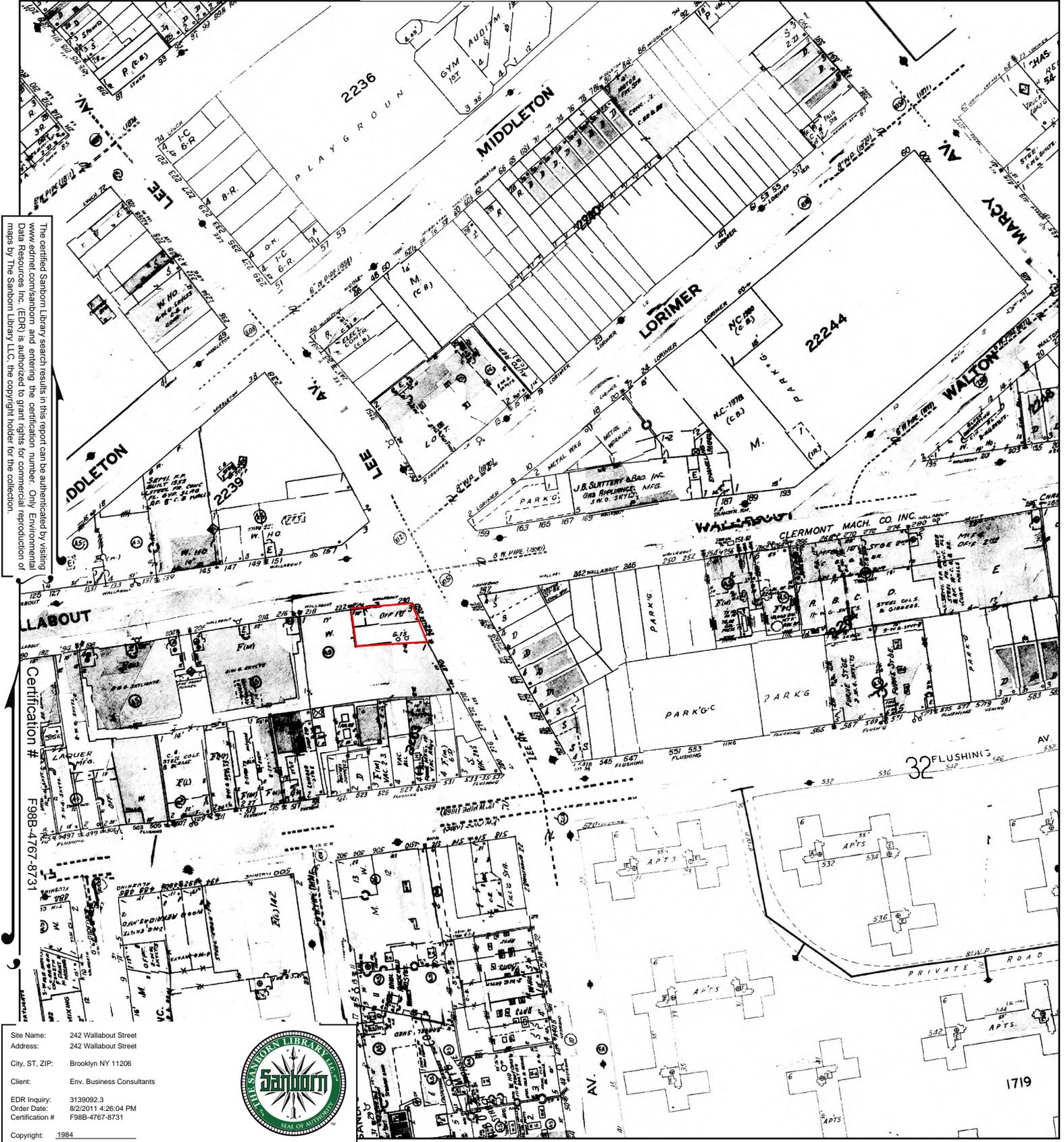
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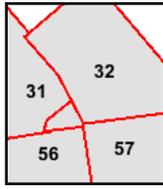
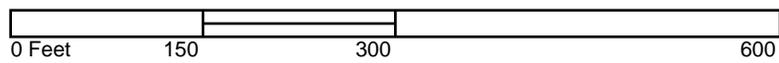
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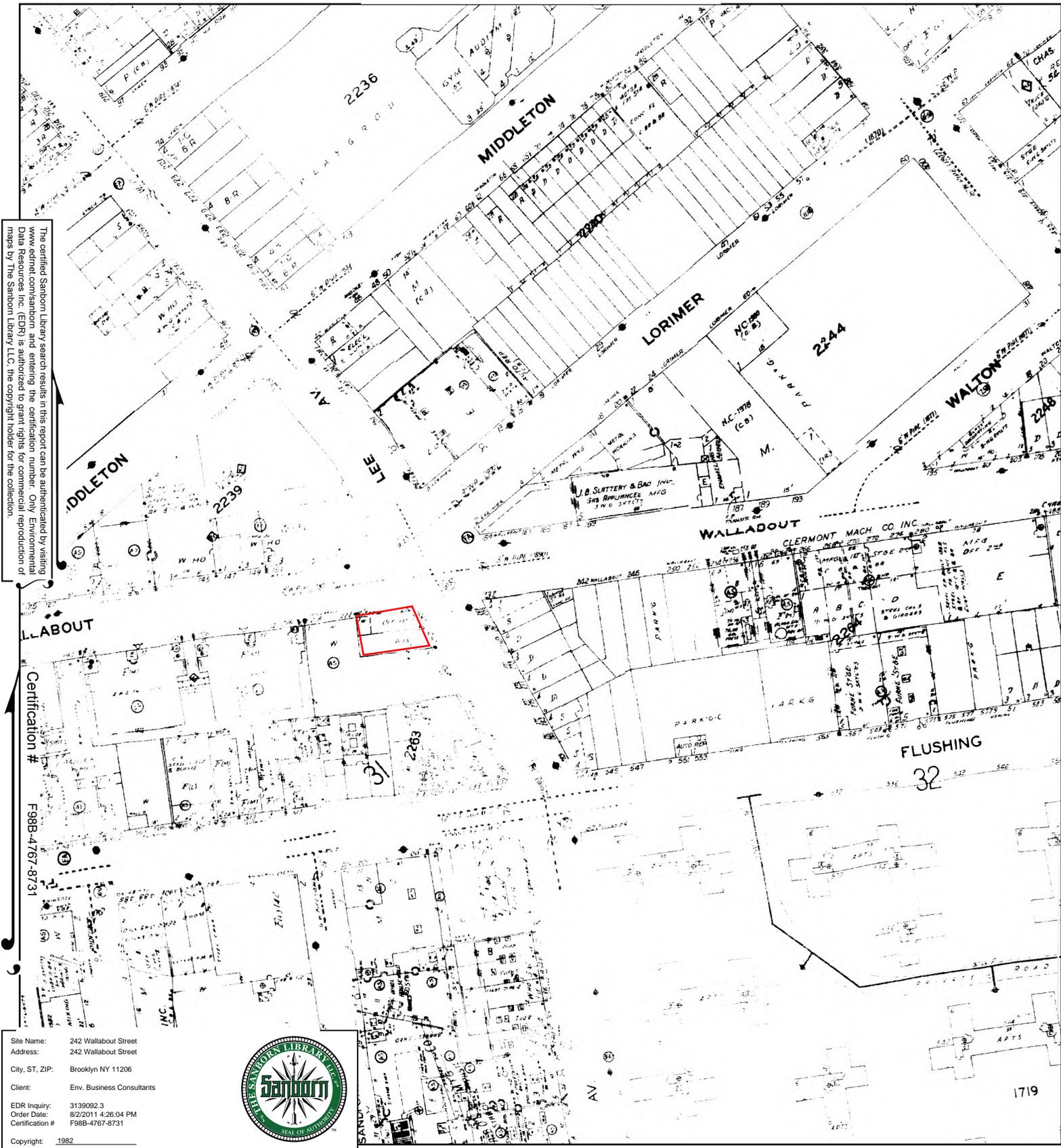
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1982 Certified Sanborn Map



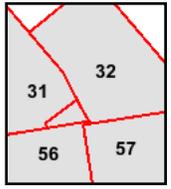
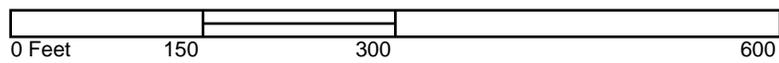
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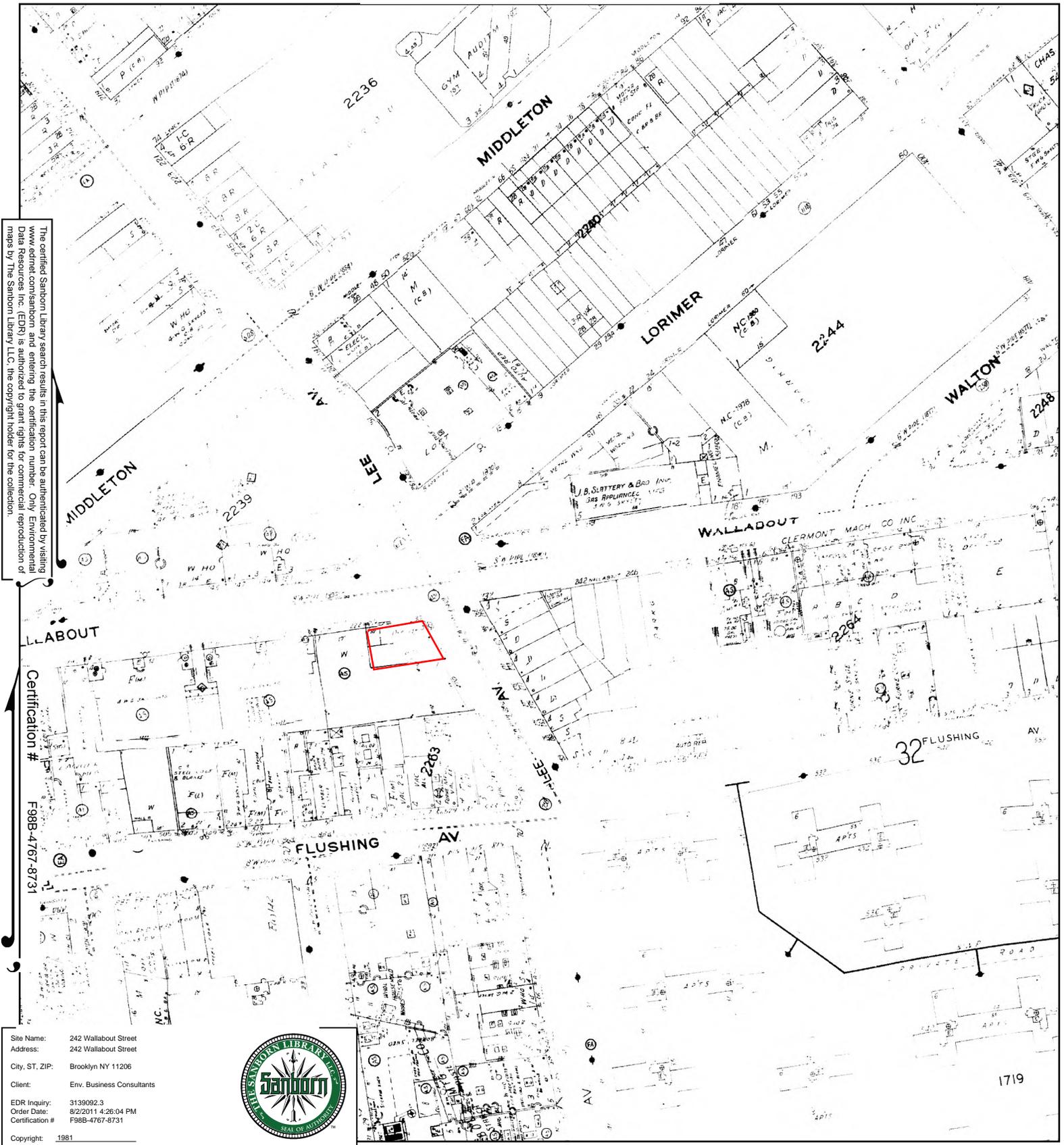


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1981 Certified Sanborn Map

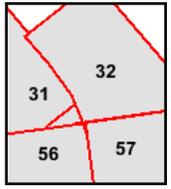
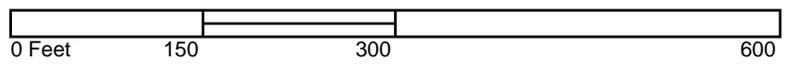
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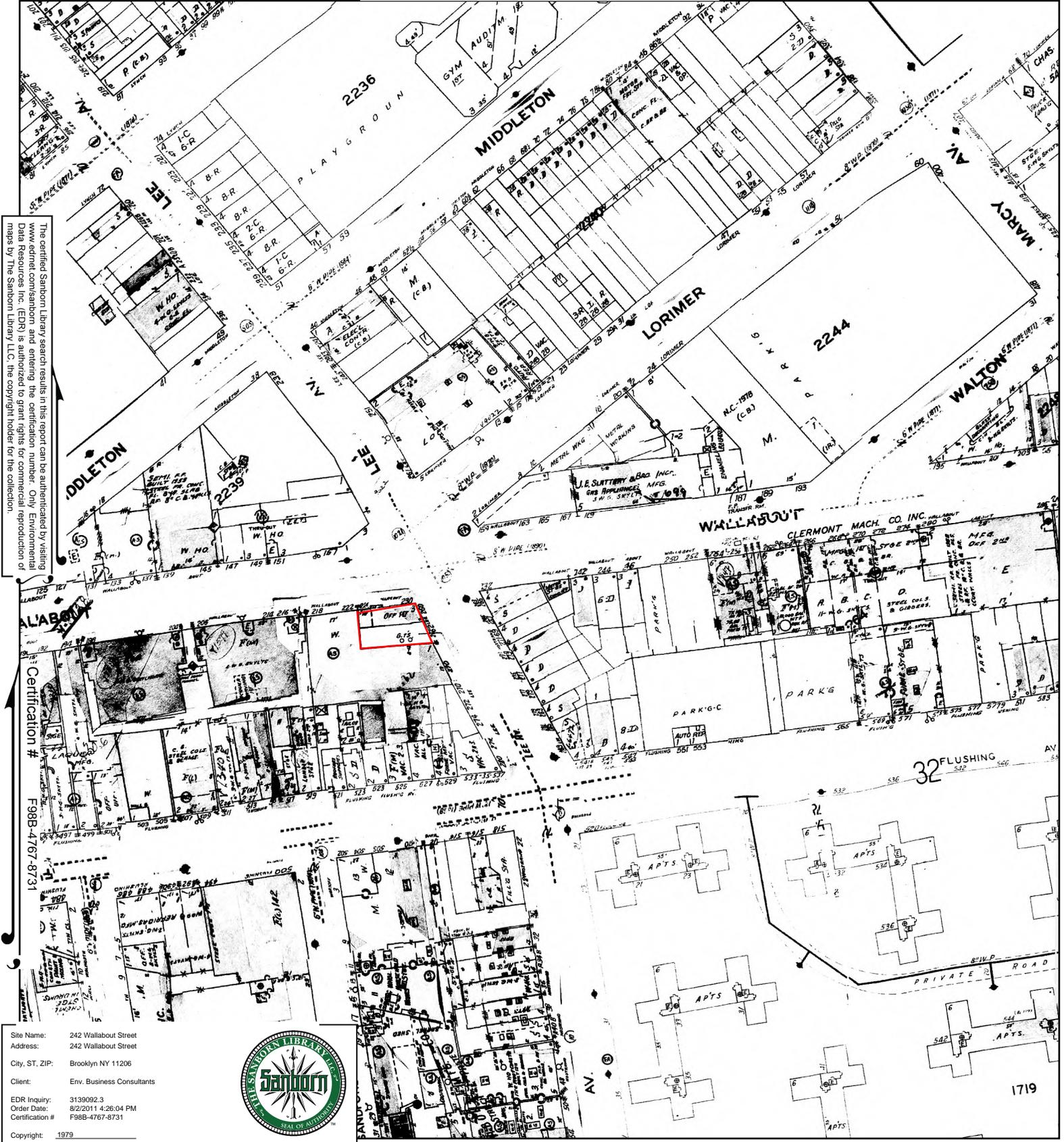
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1979 Certified Sanborn Map



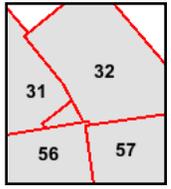
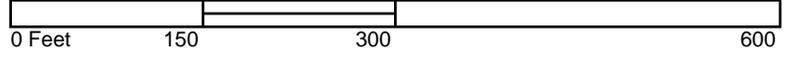
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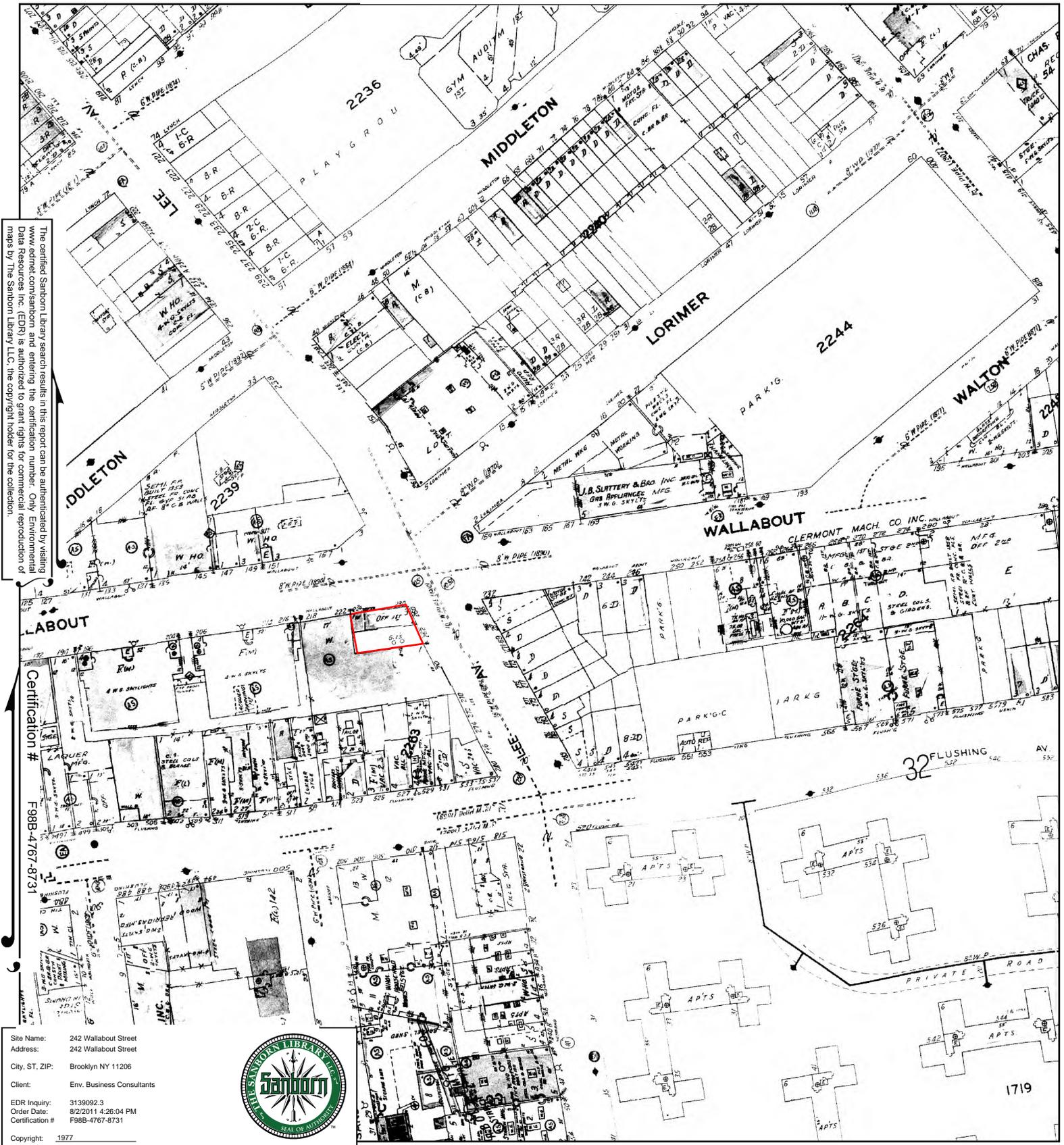
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1977 Certified Sanborn Map



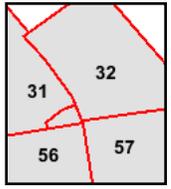
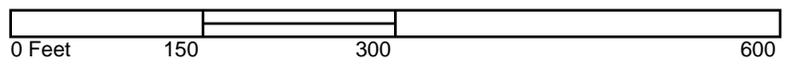
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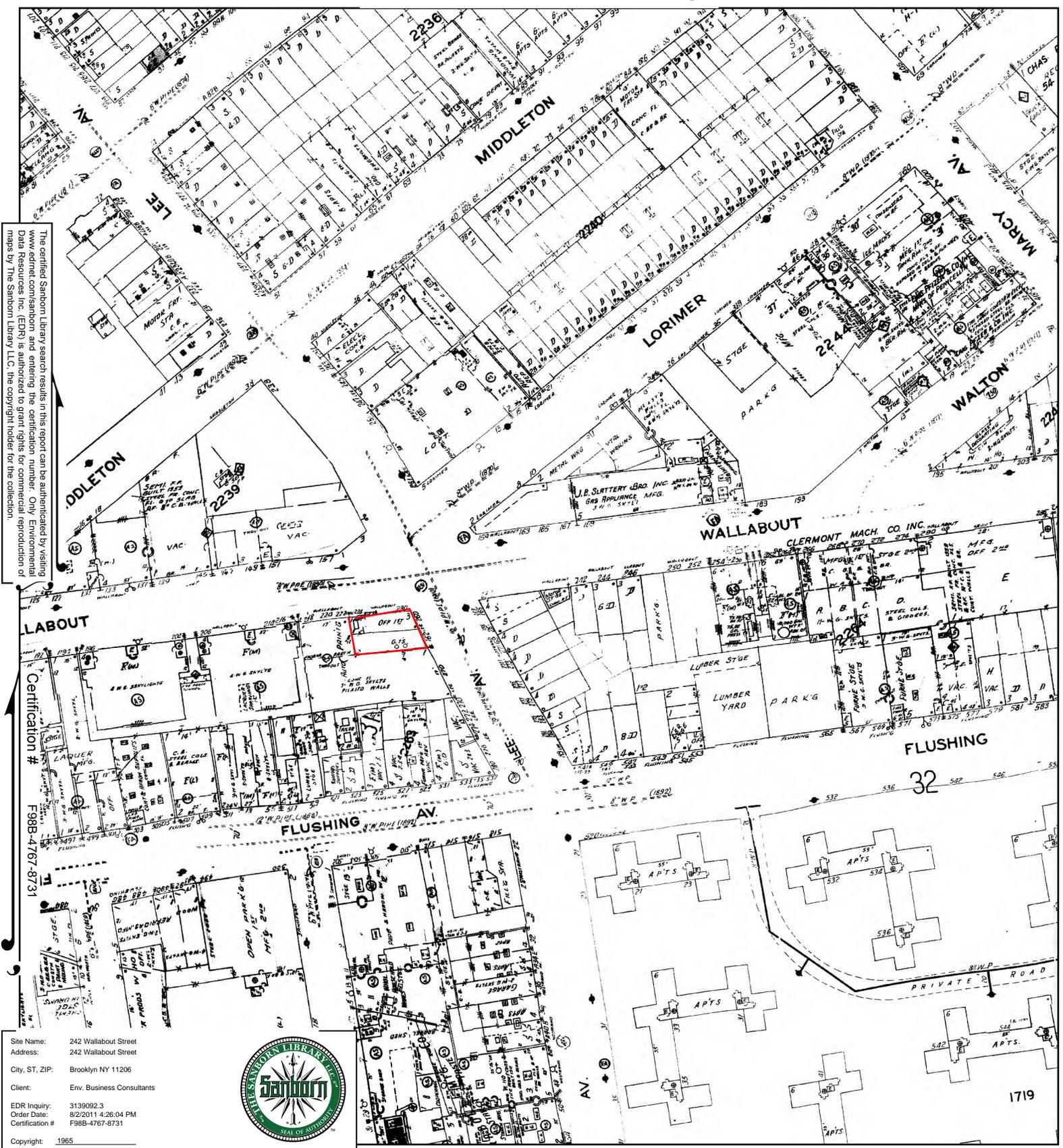


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1965 Certified Sanborn Map

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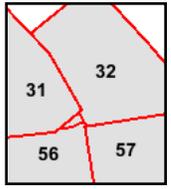
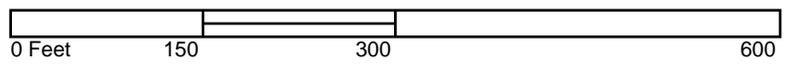


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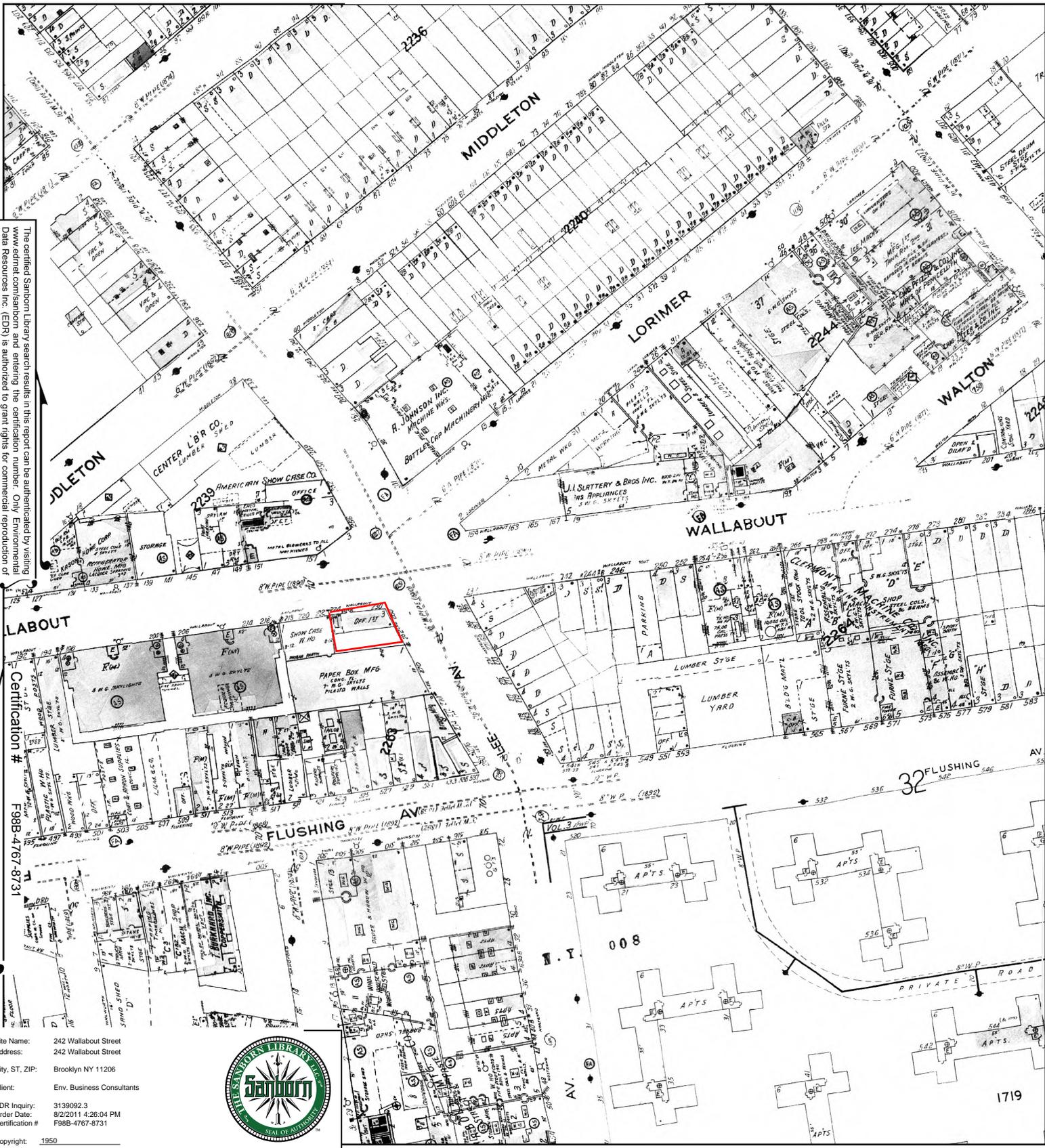


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1950 Certified Sanborn Map

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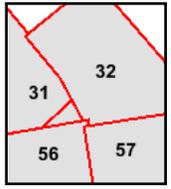
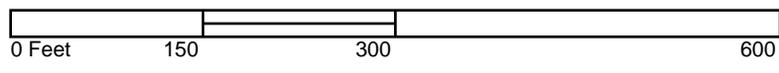


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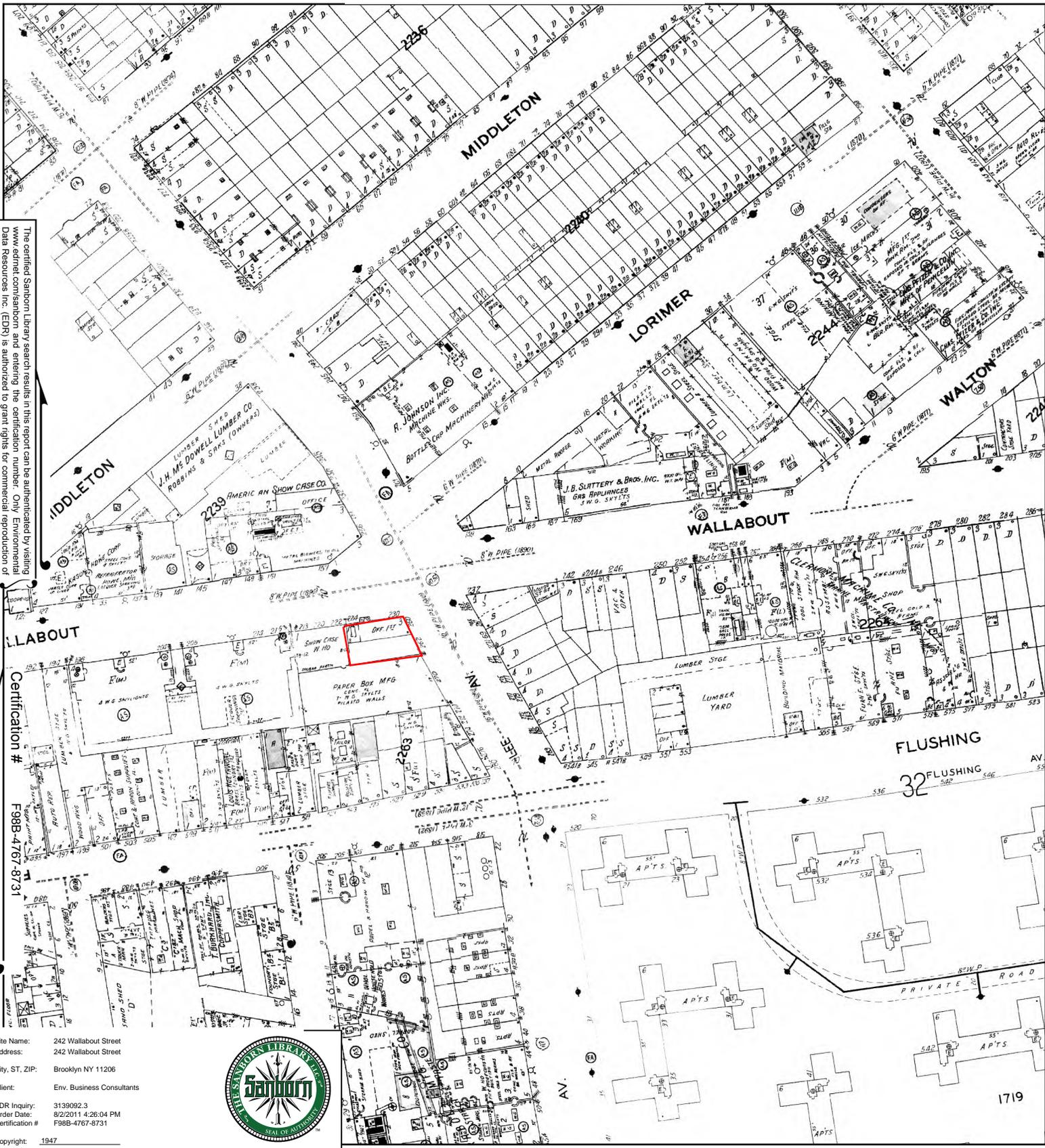


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1947 Certified Sanborn Map

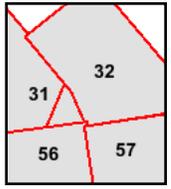
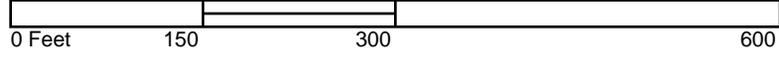
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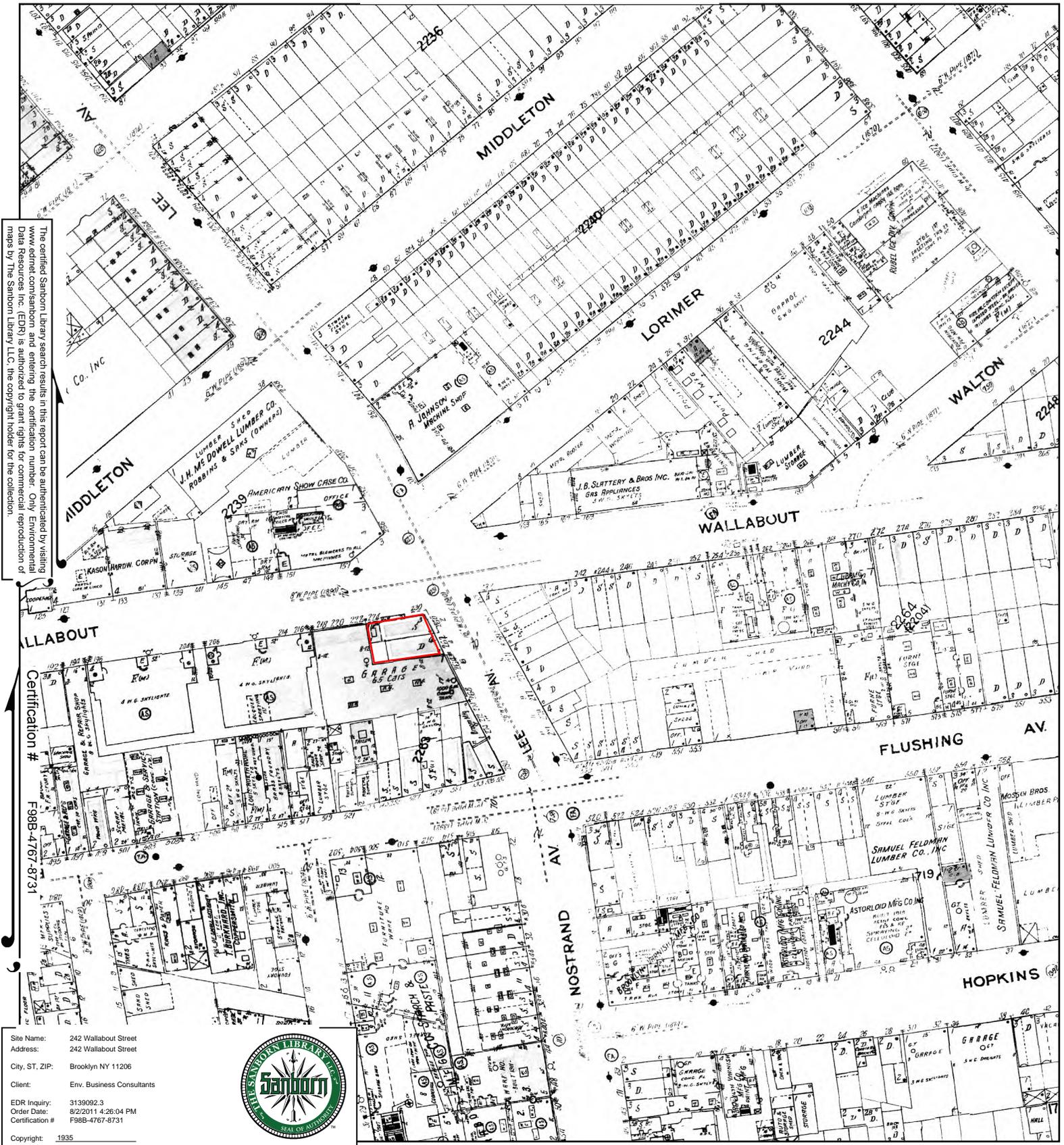


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1935 Certified Sanborn Map

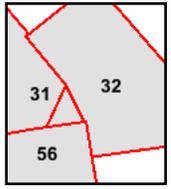
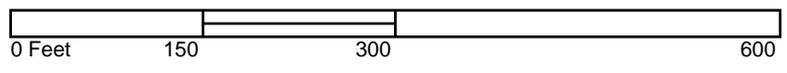
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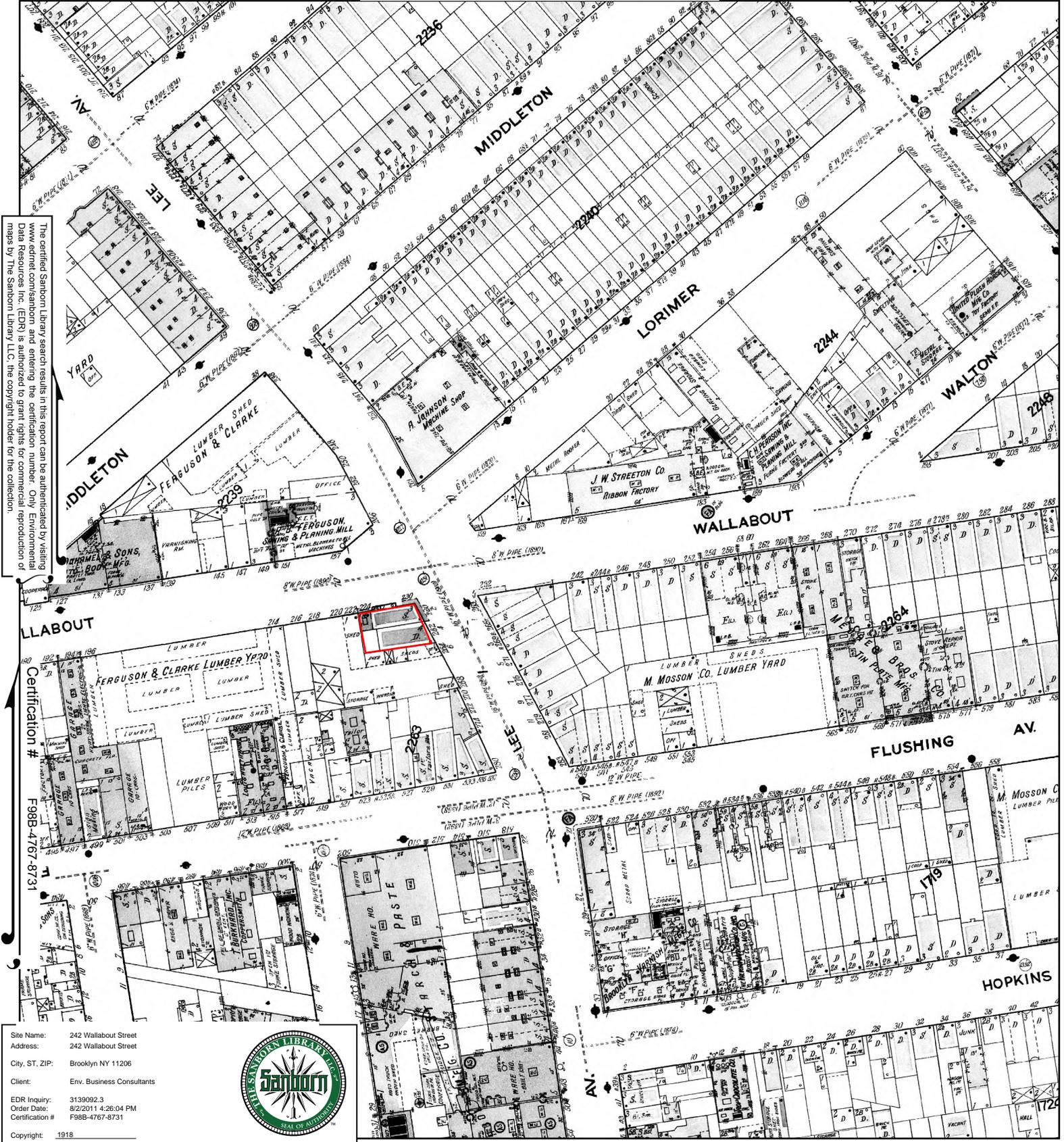
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1918 Certified Sanborn Map



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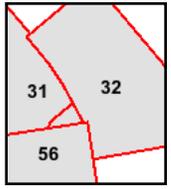
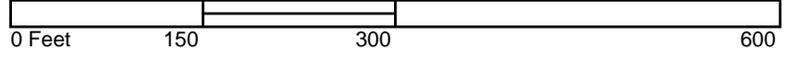
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1904 Certified Sanborn Map



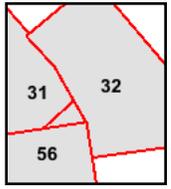
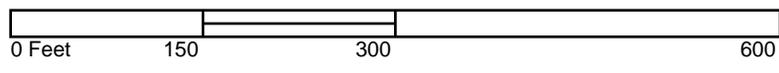
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1887 Certified Sanborn Map



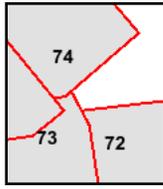
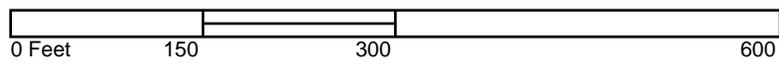
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- Volume 3, Sheet 74
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