

PHASE IA ARCHAEOLOGICAL DOCUMENTARY STUDY  
50 OLD FULTON STREET  
BLOCK 202, LOTS 14, 18, P/O 12  
KINGS COUNTY, NEW YORK  
19DCP009K

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## **ABSTRACT**

This Phase IA Documentary Study and Archaeological Assessment for Block 202, Lots 14, 18, and part of (p/o) 12, Brooklyn addresses the historical background and archaeological potential of the subject parcels, where zoning changes to facilitate construction of commercial and hotel buildings are planned. PaleoWest Archaeology LLC (PaleoWest) conducted the assessment as a sub-consultant to Greenhouse Consultants Incorporated (GCI) on behalf of Alwest Fulton LLC. Research determined that these lots in Block 202, in one of Brooklyn's earliest neighborhoods, hosted farm structures during Brooklyn's existence as a Dutch and English colonial village, multi-story residences and commercial establishments by the early 19th century era of urban development, and light-to-medium industry and manufacturing in the late 19th and early 20th centuries before the neighborhood became largely commercial again in the modern era. The construction of a single-story trucking garage on Lot 14 in 1930 with cellar has undoubtedly adversely affected the archaeological potential of the APE. However, Lot Histories show that the rear portion of Lot 18 has seen little disturbance since before the first multi-story, mixed residential-commercial buildings were constructed on the property in the early 19th century. In addition, documentary research indicates that residents used fill from a nearby British soldiers and sailors cemetery to level the neighborhood between 1780 and 1840, and that a Hessian guardhouse and prison was located at the western edge of the block. The recovery of a Revolutionary War-era Hessian cap plate (insignia) during sewer installation in front of the project site in the late 1970s affirms that the British and Hessian occupation of Brooklyn had an enduring impact on the local archaeological record. Subsurface testing is recommended in Lot 18 to investigate potential archaeological remains pertaining to 19th century working-class residential and commercial life, as well as late 18th century Revolutionary War materials present in the local 18th and 19th century fill.



## **INTRODUCTION**

This Phase IA documentary study of the 50 Old Fulton Street development project in Brooklyn, Kings County, New York has been requested by the New York City Landmarks Preservation Commission (LPC), Project Review Number 19DCP009K, to satisfy the requirements of the City Environmental Quality Review (CEQR) and to comply with the archaeological guidelines of the LPC (LPC 2018; CEQR 2014). The project proponents intend to erect both a hotel and a commercial building in place of two existing auto-body shops and a parking lot.

The project site lies on Block 202, Lots 14, 18, and part of (p/o) 12, in the Fulton Ferry neighborhood of Brooklyn, Community District 2, along the eastern side of the block. It is bounded by Old Fulton Street on the north, Hicks Street on the east, Doughty Street on the south, and Elizabeth Place on the west. See Figure 1 for the location of the project site on the United States Geological Survey, Brooklyn NY 7.5 minute quadrangle.

This report has been prepared by Greenhouse Consultants Incorporated of Bayonne, New Jersey for Alwest Old Fulton, LLC of Brooklyn, New York. The associated research was conducted by PaleoWest Archaeology, LLC of Brooklyn, New York and the study outlines the documentary record regarding known and potential archaeological resources at the project site and nearby area (i.e., on the present-day tax lot or within the boundaries of the nearest adjacent mapped streets)(CEQR 2014).

As an analysis of archaeological sensitivity and potential at the subject parcel, this document includes: (1) an overview of the study's methodological approach and the specific sources and archives consulted; (2) a presentation of the geography and physical setting of the project site; (3) a description of the current conditions on site; (4) a review of documented prior archaeological and historic properties proximate to the area of potential effect (APE); (5) a discussion of the prehistoric and historic background of the area surrounding the project site; (6) Lot Histories for the three subject parcels; (7) a review of archaeological sensitivity and disturbance; and (8) conclusion, findings, and recommendations. While the potential for historic archaeological remains has been significantly impacted by prior construction in Lots 12 and 14, Lot 18 retains a high level of archaeological sensitivity due to the preservation of a rear yard area throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries.

## **METHODS**

A systematic review of the following resources was performed to document the known and potential archaeology in the immediate vicinity of the project site:

Primary and secondary sources concerning the history of Brooklyn, Fulton Ferry and Brooklyn Heights neighborhoods, and specific events associated with the project site and vicinity, were reviewed at the New York Public Library, the Brooklyn Public Library, the Brooklyn Historical Society, and various online resources.

17th-20th century land conveyance records were collected for Block 202 using abstracts at the Brooklyn Historical Society and Library, historic libers at the Brooklyn City Register Office, and online resources from the New York City Register.

Census records and Brooklyn newspaper accounts from sources such as the *Brooklyn Daily Eagle* were reviewed.

Historic maps and photographs were identified at the New York Public Library, the Brooklyn Public Library, and the Brooklyn Historical Society. These maps and photographs provided an overview of the topography and a chronology of land usage for the project site. A selection of these maps and photographs has been reproduced for this report.

Selected city directories were reviewed.

A visit to the Department of Buildings was conducted, and all available Certificates of Occupancy (COO) for the property consulted.

Information about previously recorded archaeological sites and surveys in the area was compiled from data available at the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) and the LPC.

Soil borings were examined from prior archaeological studies in the immediate vicinity (Solecki 1981).

The Phase I Environmental study of the property at Block 202, Lot 14 (Industrial Waste Management, Inc. 2016) was provided by the developer and examined.

A visit to the project site was conducted by Alan Greene of PaleoWest to collect current photographs and understand the condition of the ground surface at the subject parcels (See Figures 5 and 6).

## **GEOGRAPHY AND PHYSICAL SETTING**

### **HYDROLOGY AND TOPOGRAPHY**

The western edge of the project site is located 1000 feet east of the East River in the Atlantic Coastal Lowland Physiographic Province. It is located more than 10,000 feet from Wallabout Creek, which ran into Wallabout Bay as a perennial fresh water drainage until the 19<sup>th</sup> century. The Geologic Map of New York, Lower Hudson Bedrock Sheet (1979) labels the area as glacial and alluvial deposits, with underlying bedrock geology unknown.

The earliest available elevation data for the project site is from an 1859 City map and shows the elevation of Fulton Street, just west of the APE, as 8 feet above sea level (f.a.s.l.) (Solecki 1981). This generally matches the later 19th-20th century Sanborn maps showing an 8-foot elevation on the western end of the block, at 20 Fulton Street (Sanborn 1887). The 1886 Sanborn map shows the elevation as 28 f.a.s.l. at the project site, which matches today's digital GPS based mapping data of approximately 26.7 f.a.s.l.

Early maps of Brooklyn show that the original shoreline of the East River was further east than present (Figure 8), running along the current orientation of Everit Street, approximately 375 feet west of the project site. The land there was altered through fill throughout the 17th, 18th, and 19th centuries to improve dock facilities and support the development of the expanding settlement, although major changes to the shoreline did not take place until the second half of the 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> centuries (Solecki 1981:11). According to work by Solecki (1981), as well as historic maps, these activities utilized fill from destroyed buildings and from hills in Brooklyn Heights and further inland, including the territory of Brooklyn's (British) Revolutionary War cemetery. (See the below Soils section for more detail on historic fill.)

## SOILS AND HISTORIC FILL

The NRCS Web Soil Survey shows one mapped soil type for the project site (Figure 2). The Urban land, Till Substratum (UtB), 3-8 percent slopes has four minor components (Table 1). The Urban Land soil type has a parent material of asphalt over human-transported material. The landform is summit position, and talf.

**Table 1.** Project Site Soils

Soil Type	Horizon Depths	Texture/Inclusions	Slope	Drainage	Landform
Urban land, Till Substratum (UtB)	M: 0-15" 2C: 15-79"	cemented material Gravelly sandy loam	3-8%	very high runoff	Summit, Talf
Minor Components Greenbelt, Ebbets, Laguardia, Centralpark					

Soil borings directly in front of the project site in Old Fulton Street were conducted in 1978 during a previous, unrelated study and provide insight into the geological and soils record in the current project vicinity (Solecki 1981; Figure 4, Borings 42A, 43C, and 44). Solecki and his team identified six primary strata, the first of which (Layer A) represented historic fill, underlain by the Contact-era beach surface (Layer B) and then four additional strata of varying sandy and gravelly composition reaching down to the Pleistocene basal horizon (Layer F).

Borings encountered historic archaeological materials at a depth of 5 to 15 feet below the modern ground surface (b.m.g.s) and established that the fill is deepest on the shore side where it measures approximately 30 feet. It diminishes to about five feet at the western edge of the project site and deepens to 15 feet at Lots 14 and 18 (Solecki 1981:9—10). Solecki's boring and trench monitoring

recovered pottery and bottle glass from the fill attributable to a broad range of dates from the mid-17<sup>th</sup> to mid-19<sup>th</sup> centuries (Solecki 1981:178). The Figure 3 soil profile shows the variation in fill depth from across the project site, as well as the location of the former shoreline and beach at Everit Street.

According to Solecki's archival research, and confirmed in his subsequent fieldwork, land filling activities in support of various improvements began in the late 17<sup>th</sup> century, with the first occurring in direct proximity to the ferry landing (Solecki 1981:45). He identified six primary episodes: (1) an initial artificial platform in the vicinity of the ferry at some point before 1700; (2) an early 18<sup>th</sup> century filling episode between the ferry and Front Street; (3) an extension of the land beyond Everit Street into the river between 1780 and 1790; (4) the establishment of Furman Street on further water lots in the first decade of the 19<sup>th</sup> century; (5) a broader filling episode across the village that brought elevations close to their current levels, followed by the addition of gravel sidewalks and curb stones in 1818; and (6) a final episode of village filling that coincided with the demolition and realignment of the structures along the northern side of 8 Fulton Street. Fill Episode No. 3 in particular would have relied heavily on landfill from the British soldiers and sailors cemetery area directly south of the project area.

#### **WATER AND SEWER INSTALLATION**

Water pipes are first depicted on Fulton Street in the 1880 Sanborn map as 8-inch underground lines with hydrants (Figure 15). A 6-foot sewer was installed under Fulton Street in 1850, but it was a storm sewer and not connected to the houses. Solecki reminds that backyard cesspools would have been the primary recipients of wastewater and that flush toilets were particularly slow to replace outhouses in Brooklyn (Solecki 1981:378). Sanborn maps in the late 1880s and early 20<sup>th</sup> century show yards and one privy in the rear of Lot 18, on the Doughty Street side (Sanborn 1886 and 1887). This yard area has been a parking lot since the mid-20<sup>th</sup> century. A modern sewer was installed in Old Fulton Street in the late 1970s (Solecki 1981).

#### **CURRENT CONDITIONS**

The project site is located approximately two blocks east of the East River and the Brooklyn Bridge Park Greenway, and adjacent to the Brooklyn Bridge overpass and across Hicks Street from the elevated ramp of the Brooklyn Queens Expressway (I-278). Lot 14 stretches 78 feet along Old Fulton Street to the north, and 77.5 feet along Doughty Street to the south. It has a 98.7-foot boundary with Lot 12 to the west, and a 74.2-foot boundary with Lot 18 to the east. Lot 14 consists of 6,593 square feet of land area and the street addresses are currently 50-56 Old Fulton Street.

Lot 18 is the easternmost parcel of Block 202. It stretches 69.2 feet along Old Fulton to the north, 86.4 feet along Doughty Street to the south, 74.2 feet along Lot 14, and 49.4 feet on Hicks Street to the east. The entire lot measures 4,705 square feet and includes addresses 58-64 Old Fulton Street.

The overall dimensions of Lot 12 consist of 41.5 feet along Old Fulton Street to the north, 49.6 feet along Doughty Street to the south, 98.7 feet of a shared boundary with Lot 14, and a jogging 118.3 boundary with Lot 9 to the west. The total lot measures 4,687 square feet, and the partial area associated with the current project consists of 512 square feet on the eastern edge.

The project site is currently the location of multiple commercial businesses. Lot 14 contains a single-story brick building 16 feet tall and housing an auto body shop across the full lot. This is the former U.S. Trucking Corporation building constructed in 1930 and occupied by an autobody shop since 1984. It includes a single cellar story. The adjacent Lot 18 is occupied at its western edge by a 3,700 gross square foot auto body shop with the remainder of the lot paved for use as parking. Lot 12 is occupied by a 16,000 gross square foot four-story brick structure with a stone front that is currently used as a warehouse (46 Old Fulton Street). The Sanborn maps and Certificate of Occupancy on file indicate that this building dates to first half of the 19<sup>th</sup> century and contains a single basement story. Metal hatches for direct basement access are visible in the Old Fulton Street sidewalks in front of Lots 12 and 14, but not Lot 18.

## **DOCUMENTARY RESEARCH**

A records review within the CEQR-defined radii conducted through the New York Cultural Resource Information System (CRIS) identified two previous archaeological surveys (Chrysalis 2012; HPI 2005) and one historic archaeological site (Solecki 1981), depicted in Figure 5, as well as ninety-nine historic properties. The historic properties are sited within two nearby historic districts, located partially within CEQR's 400-foot architectural radius (Figure 7). The search found no prehistoric archaeological sites within a half-mile of the project site.

Many documentary, monitoring, and Phase 1B testing studies have occurred to the west and south of the project site in the Fulton Ferry and Brooklyn Heights Historic Districts. Two surveys lie immediately adjacent to the current project site. Survey 05SR55876 is entitled "Phase IA Archeological Assessment, Brooklyn Bridge Park Project, Blocks 1, 7, 16, 25, 45, 199, 208, 245, 258 & Portions of Pearl, Washington, New Dock, Fulton, and Joralemon Streets and Atlantic Avenue." The survey is bounded roughly by Atlantic Avenue, Jay Street, and the East River and it overlaps the project site slightly along the Old Fulton Street edge. Conducted by Historical Perspectives Inc. in 2005, the survey covered a 70-acre area for a proposed park and recommended further archaeological investigation of historic archaeological resources along Old Fulton Street, pending decisions for development excavations.

Survey 12SR61591 is entitled "Phase IB Archaeological Monitoring, Downtown Brooklyn Water Main Replacement Project, Brooklyn, Kings County, New York." It touches the current project site just in the northwestern corner at Old Fulton Street. Monitoring was conducted by Chrysalis Archaeological Consultants Inc. in 2012 and indications of mid-to-late 19<sup>th</sup> century landfilling were uncovered, along with evidence of utilities installed during the same period.

The historic archeological site Corporation House Foundation (USN 04701.000102), was uncovered during Solecki's 1978-79 study and is situated within the mapped boundaries of Old Fulton Street, adjacent to the project site. The Phase II survey report is entitled "The Archaeology and History of Lower Fulton and Joralemon Streets." The Corporation House Foundation site comprises the likely remains of a building that served as a ferry house and tavern from 1750-1812 (Solecki 1981). The two-story stone structure stood at the north side of Old Fulton Street across from what is now called Elizabeth Street until it burned down in 1812. Remains were first discovered in a boring sample which brought up tile fragments, brick, and plaster from a depth of 9 feet b.m.g.s. at the approximate level of the 18<sup>th</sup> century street surface (Solecki 1981:52). Subsequent trenching revealed a layer of burned (red) bricks, lime mortar, and ashes that Solecki referred to as the "base of an early building" (1981:67), as well as high frequencies of pottery, bottle glass, window glass, window lead, and charcoal in the northern trench profile of the sewer excavations. The sewer trench sliced through this feature at a depth of 8 feet below grade. Analysis of the artifacts from Solecki's overall study revealed material from the 17<sup>th</sup> through 19<sup>th</sup> centuries, but was dominated by 18<sup>th</sup>-century objects (Solecki 1981, Appendix 5).

Solecki's study also identified a second historic archaeological site further to the northwest called the Dock Remnant (Figure 6), which is not within the project site. It was found in Fulton Street opposite Everit Street and dates to the 17<sup>th</sup> century before the shoreline of the East River was altered by land fill (Figure 8).

The Fulton Ferry Historic District is located to the north and northwest of the project site and includes the western portion of Block 202. The district received its designation by the LPC in 1977. The neighborhood is significant for its role in the early development of Brooklyn. First settled by the Dutch, the area grew and developed around the ferry operation, supporting a commercial and industrial center throughout the 18<sup>th</sup> and 19<sup>th</sup> centuries.

The Brooklyn Heights Historic District encompasses a much larger area to the south of the project site. The neighborhood received its designation in 1965. Brooklyn Heights developed as a residential area in the early 19<sup>th</sup> century as transportation technology (steam-powered ferry service, followed by the construction of the Brooklyn Bridge) improved access to and from Manhattan. The district is characterized by brick and brownstone residences dating to the 1800s.

## **PREHISTORIC BACKGROUND**

According to Armbruster, when the village of Breuckelen was founded in 1645, it was built upon land referred to by Native Americans as *Maerckkaakwick* (Armbruster 1918:7). The paucity of pre-Contact archaeological evidence in this portion of northwestern Brooklyn has precluded substantial investigation of this claim. Dutch West India Company Director-General William Kieft purchased the land along the East River from the Lenape inhabitants and plots were granted to settler farmers for cultivation. These early Dutch settlers used the same river crossing that indigenous people had employed in prehistory, the ultimate location of the Fulton Ferry (Bolton 1922:131; Furman



1875:135). A cove recorded in the Contact era provided an ideal launching point for boats to Manhattan and a trail used by Lenape inhabitants to travel between Long Island and the East River shoreline was developed over time to become the “Ferry Road” and eventually Fulton Street.

## **HISTORIC BACKGROUND**

Not long before the Village of Brooklyn’s formal founding, a ferry was established there by Cornelius Dirks in 1642, and it was subsequently run by a sequence of Dutch colonists until the British took control of New Amsterdam in 1664 (Stiles 1884, Vol. I:85, 92; 1869, Vol. II:508-9). At that point in time, the village name was changed from Breuckelen to Brookland. This also marks the earliest available records for land conveyances in the immediate area of the project site, with the earliest transactions recording a mix of Dutch and English families who lived and farmed in the vicinity (Appendix B).

The ferry operation drew commercial activity to the Old Fulton Street corridor and the road name changed in concert with development of the area over time. It was referred to as The Highway in 1646, The Main Road from 1704, Ferry Road in some parts of Brookland village, Old Ferry Road from 1795, Fulton Street in 1817, Cadman Plaza West with the mid-20<sup>th</sup> century construction of the Cadman Plaza Park complex, and finally Old Fulton Street in the 1970s (Arbruster 1919:10; Solecki 1981:8-9). “Fulton” is itself a ferry reference of course, as inventor Robert Fulton assumed the lease on the old ferry operations with his partner William Cutting in 1813 and the village residents voted to change the road name in his honor four years later (Armbruster 1919:10).

Following a settlement-wide fire in 1748, the City Corporation commissioned a land survey that resulted in a new division of lots, the first to approximate the current shape and boundaries of Block 202. A new line of brick buildings was constructed along the ferry road, consisting of stores, dwellings, taverns, and stables (Stiles 1869, Vol. II:48-9). In Ratzer’s Plan of the Town of Brooklyn map from 1767, the road leading to the Brookland Ferry is lined with structures (Figure 10), for which land documents indicate stores, taverns, stables, stockyards, and a particularly thriving community of butchers. For a time in the 17<sup>th</sup> and 18<sup>th</sup> centuries, Brooklyn was a major center for the meat provisioning of New York City, with the space for (unwanted) stockyards and slaughterhouses, and the proximity for quick access to Manhattan (Solecki 1981:9). The southern line of the street, where the project site sits, appears to have followed the path of Old Fulton Street in its current configuration (Figures 14-22).

During the Revolutionary War, the river crossing played an important role when General George Washington used it to retreat early on the morning of August 29, 1776 to Manhattan with his army (Furman 1875:340). The significance of this crossing is depicted in Johnston’s map of the Battle of Long Island (Figure 9). For the remainder of the war, Brooklyn and its ferry were occupied by the British and their Hessian partners. In fact, a Hessian guardhouse and prison was established on the western edge of Block 202, fronting on Elizabeth (Stiles 1869:309). The farm and orchard land just the south of the block, owned by the Middagh family, was used as a burial ground for British soldiers

and sailors. Shortly after the war however, the area was leveled and used to fill in the neighborhood and expand the shoreline (Stiles 1869:54-55). The recovery of an embossed Hessian cap plate during the 1978-79 Old Fulton Street sewer excavations (Solecki and Demeritt 1980) suggests that these military events had an impact on the local archaeological record, not simply from the domestic refuse of British occupation, but from this major filling project that razed the cemetery for development and fill not long after the war concluded (Solecki's Fill Episode No. 3).

Several family names are preserved in the street names surrounding the project site. Middagh, Hicks, Everit, Doughty, and Fulton are all pulled from historical personages.

The original Middagh moved to Brooklyn from Utrecht in 1661. He married Brekje Hansen Bergen and the family became owners of considerable property. The Middaghs begin to appear in the land records in the late 18<sup>th</sup> century (Appendix B). John and Hannah Middagh grant land to Gerrit Middagh in 1764. In a map dating to 1855, Perris includes an overlay of former landowners in the Fulton Ferry neighborhood. The Middaghs are depicted as having owned a large parcel to the east of what is now Hicks Street, edged by Cadman Plaza West (Figure 11).

The Middagh house and barn stood at about where Henry St. runs into Fulton. According to Stiles, this whole section was used as a burial ground for British Revolutionary War soldiers and sailors and was thickly covered with graves that were "leveled off" when the Hickses took possession of the land at the close of the war (Brooklyn Daily Eagle 1930). Multiple generations of Middaghs were hatters, and John Middagh kept a hat store in the vicinity in the 18<sup>th</sup> century. Later, Aert Middagh followed in the same line of business (Brooklyn Daily Eagle 1930). The 1796 Brooklyn Directory of families lists John Middagh as a hatter on Main Road (BPL 1796).

The Hicks name first appears as a grantor of land in 1795, providing evidence that Jacob, John, and Elizabeth Hicks had been landowners in the immediate vicinity of the project site. The 1796 Brooklyn Directory lists a Jacob Hicks who lived on Main Road and worked as a tavern keeper at the Old Ferry Dock. A John Hicks also lived on Main Road and is listed as one of the proprietors of the Old Ferry along with George Hicks. The same George A. Hicks appears in land records in 1827 and, according to Stiles (1867, Vol. I:450), served as a ferry master in the early part of the 19<sup>th</sup> century.

Armbruster (1919:24) reports that the Hicks family homestead was located at the early 20<sup>th</sup> century corner of Fulton and Hicks Streets, the northeast corner of the project site. The old stone house of Jacob M. Hicks was torn down circa 1825, "it having occupied a portion of the outlet of Hicks street into Fulton street" (Brooklyn Daily Eagle, 1882). One Brooklyn Heights neighbor remembered "John and Jacob Hicks lived in a house on the upper corner of Hicks and Fulton streets, and you just opened the gate and there you were on their farm, all among the grass and the potatoes" (Brooklyn Daily Eagle 1878). This is corroborated by Perris's 1855 map wherein the former landholdings are depicted as covering the area between just east of Hicks Street west to Furman Street, fronting on Old Fulton Street (Figure 11). The Hicks property completely encompassed the current project site. George Hicks's heirs granted a portion of his land to the Daves family in 1833, but continued to hold



a large tract of land to the south of Old Fulton Street in what is now the Brooklyn Heights neighborhood. A Sanborn map from 1880 shows the former Hicks property subdivided between “Hicks & Smith” on the west below Doughty, and “Jacob & John Hicks” on the east under what is currently the Brooklyn Queens Expressway (Figure 15).

The first Brooklyn fire company was started in 1785 and its records provide a perspective on publicly active residents. The company was composed of six freeholders including a John Doughty. In 1787 John Doughty Jr. followed in his father’s footsteps. In 1795, as the institution grew larger, John Hicks was voted as clerk and treasurer to the Fire Department (Brooklyn Daily Eagle 1881). John Doughty appears in the 1796 Brooklyn Directory as a butcher. John and his wife Sarah are also recorded in land conveyances dating to 1807 dealing with property from the area that is now Lot 18. A Brooklyn Directory published by Spooner Printers in 1823 (BPL) lists John Doughty (possibly Jr.) as a lawyer at 54 Fulton Street, the middle of the project site.

In 1807, Brookland was renamed Brooklyn and incorporated as a village in 1816. The trustees of the new village were granted the capacity to improve roads and drain, level, and fill the land (Solecki 1981:30). The street grid near the project site was laid out in 1819, and the Brooklyn Heights neighborhood grid directly to the south was laid out in 1820. The 1820s also saw the paving and lighting (with lamps) of the Village streets; sidewalks and gutters were also added (Furman 1822).

At this time, a more extensive portion of the East River shoreline was altered through the addition of fill (Solecki’s Fill Episode No. Four). The area of Furman Street is referenced in the 1820s, so it is evident that by then the shoreline has been extended further and the water lots 13 occupied (Furman 1822:122). This extended footprint is also evident in the 1855 Perris map (Figure 11).

Brooklyn was made a city in 1834 and the ferry area continued to serve as a significant center of trade. In 1835, Fulton Street in front of the project site was widened to accommodate increased commercial activity and altered by significant fill for essentially the final time (Solecki’s Fill Episode No. Six). By the late-1830s, Fulton Street was lined on both sides with predominately four-story wood or brick buildings that contained commercial spaces on the ground floor with residential spaces above (LPC 1977:5). As the majority of these dwellings were constructed prior to the implementation of indoor plumbing, privies and outbuildings would have been a necessity. An 1860 Sanborn Map of the subject parcels shows open yards behind the structures fronting Fulton Street in Lots 14 and 18 and Mather’s map from 1842 demonstrates the increasing density of the built environment in what would become the Fulton Ferry and Brooklyn Heights neighborhoods (Figure 12).

Livery stables, small-scale manufacturing, stores, and taverns filled the area. According to the Spooner Directory of the Village of Brooklyn published in 1823, several businesses occupied the properties on Lots 14 and 18, including a bookbinder, bookseller, printer, physician, and butcher. Members of the Hicks family living in the area worked as a tailor on Middagh, a ropemaker on Fulton, a merchant on Hicks, a wood dealer on Front, and a storehouse manager on Furman. Several ads posted in the Brooklyn Daily Eagle mention specific business in Lot 14. In 1823 John Doughty

worked as a lawyer at 54 Fulton Street; in 1842 MacKay's Exchange Office worked from 56 Fulton Street; and in 1854 Chappel & Co. manufacturers of tinware operated at 52 Fulton Street.

By the mid-19<sup>th</sup> century, banks, insurance companies, and newspaper offices occupied the buildings along Fulton Street, which had become a dominantly commercial thoroughfare (Stiles 1867/9, Vol. 3). Industry was becoming increasingly important as well, however, as the waterfront districts grew dedicated to ship building and other manufacturing. Brooklyn was to become the fourth largest manufacturing center in the entire country by the early 20<sup>th</sup> century (LPC, 2007:4). While the project site had a long-recorded history of residential and commercial life, manufacturing emerged as a key economic focus in the latter 1800s.

The mid-century was marked by widespread improvements in this part of Brooklyn as the young city began to grapple with the implications of urban development on a larger scale. Gas lines were laid beginning in 1848 and underground water supply by 1851 (Solecki 1981:36-38; Stiles 1869:295—296). Water pipes are first depicted on Fulton Street in the 1880 Sanborn map as 8- inch underground lines with hydrants (Figure 15). A 6-foot sewer was installed under Fulton Street in 1850, but it was a storm sewer and not connected to the houses (Solecki 1981:378). Within the subject parcels, backyards that would have hosted waste water pools, cisterns, wells, and privies are visible in late 19<sup>th</sup> century maps at the eastern end of Block 202, Lot 18 (Sanborn 1880). Versions from the late 1880s and early 1900s depict a yard area with one privy in the rear of Lot 18, on the side of Doughty Street (Sanborn 1886, 1887, 1903, 1904). This yard area was eventually enclosed by other structures, but never built upon until the Lot's remaining 19<sup>th</sup> century buildings were torn down in the 1950s or 60s and replaced with a parking lot.

A brass foundry operated out of 46 Fulton Street on Lot 12 in 1882; in 1887 the space became a lead pipe and plumbers supplies factory. The Brooklyn Daily Eagle was operated out of a building further west in Block 202 from the 1880s, preceding the construction of the Brooklyn Eagle Warehouse building (USN 04701.000040). None of the structures in Lots 12, 14, or 18 fronting Fulton Street are shown on Sanborn maps with basements during the late 19<sup>th</sup> century, although it was common practice to include one for this type of construction. A 1945 COO for the structure 46-48 Fulton on Lot 12 does mention a basement. This structure still stands across the entire lot and site visitation revealed sidewalk access to a subterranean basement. Likewise, a 1938 COO for the structure at 60-64 Fulton notes a cellar, although this structure only covered the northeastern portion of the lot.

As commercial and industrial development proceeded at a rapid pace, the 19<sup>th</sup> century was also marked by a significant rise in European immigration to New York City. From 1840-45 the population of Brooklyn doubled to nearly 80,000. By 1855, nearly half of Brooklyn's 205,000 residents were foreign-born (NYS 1845, 1855). The largest population groups included Irish, German, and Britons. Throughout the 1880s and into the early 20<sup>th</sup> century, the structures at 50- 56 Fulton Street on Lot 14 contained stores on the ground floor with "Cheap Lodgings" offered on the floors above. Such low-rent dwellings with proximity to manufacturing work (a cigar factory and sheet metal works were just downstairs) were not an unusual configuration within increasingly industrial Brooklyn.

The 1887 Sanborn map indicates the variety of manufacturing occurring around Block 202 including a Cracker Bakery, Cigar Box Factory, foundry, Pharmaceutical Factory, Brooklyn Eagle book bindery, Electrical Appliance Factory, Lead Pipe Factory, Plumbers Supplies Factories, and others. The Brooklyn Daily Eagle lists a Hinchman & George lamp and oil shop at 62 Fulton Street in 1857 and in 1870 Ingram & Son merchant tailors advertise at 60 Fulton Street.

Just to the north, the Brooklyn Bridge underwent construction beginning in 1869, continuing through 1883. In the Beers Farm Line Maps of the City of Brooklyn published in 1874, the future bridge access is indicated on the map just north of Fulton Street (Figure 13). The Kings County Elevated Railway would open the Fulton Street line in 1888, and this too is indicated on the 1874 map. In 1898, Brooklyn was officially incorporated into New York City.

By the 1930s, as underground subway construction was nearing completion, the Downtown Brooklyn Association called for the removal of the elevated rail line (or “L”) from the Brooklyn Bridge up to Flatbush Ave and the installation of street lighting. The population of Brooklyn at this point had risen to 2,600,000 (Brooklyn Daily Eagle 1935). The L ran until 1940 and was torn down in 1941. The completion of the Brooklyn Bridge ultimately led to a decline in commercial activity along the Old Fulton corridor. The bridge access ramp guided traffic to the east of the area essentially bypassing the district. Ferry service was discontinued in the 1920s.

The 19<sup>th</sup> century buildings on Lots 14 and 18 remained into the early part of the 20<sup>th</sup> century as mixed commercial-residential constructions. The brick building at 60-64 Old Fulton, located at the eastern edge of Lot 18, can be seen in a 1931 photograph, looking north up Hicks Street towards Fulton (Figure 26). In less than a decade its first floor was converted into a restaurant space.

The Brooklyn Queens Expressway (BQE), whose elevated ramp overlaps with the southeastern corner of the project site, was a massive transportation infrastructure project built over multiple episodes from 1937 to 1964 (NYC Parks 2001). Several structures in its path were demolished in the early 20<sup>th</sup> century, interrupting the historic logic of the Fulton Ferry neighborhood. When the elevated section was constructed in Brooklyn Heights in the 1950s, the expressway severed Hicks Street just south of its intersection with Old Fulton Street on the eastern edge of the project site.

Following the arrival of the BQE, the extant, four-story brick building on Lot 12 underwent updates, intended for manufacturing uses, according to a building department COO. The four story brick building on Lot 18 (at addresses 62-64) was also updated in 1938. The COO lists a full cellar, with a restaurant and store on the ground floor and three additional residential floors above. This structure has since been demolished, most likely in the 1960s, and its former location on Lot 18 is now a parking lot.

According to Liber 5086:166, the 19<sup>th</sup> century brick buildings on Lot 14 were demolished by the United States Trucking Corp in 1930 and replaced with a single-story garage. The new structure is shown in the 1939 Sanborn map (Figure 25). This is the same single-story structure that occupies

Lots 14 today (addresses 50-56), used as an auto-body shop. A concrete block addition was constructed circa 1968 in Lot 18 (address 58), also for auto-body usage.

### **LOT HISTORY OF BLOCK 202, LOT 12**

**Addresses:** 46-48 Old Fulton. Only 48 Old Fulton falls within project area.

**Dimensions:** 41.5 feet along Old Fulton Street to the north, 49.6 feet along Doughty Street to the south, 98.7 feet of a shared boundary with Lot 14, and a jogging 118.3 boundary with Lot 9 to the west. The total lot measures 4,687 square feet, and the partial area associated with the current project consists of 512 square feet on the eastern edge.

**Current Use:** 16,000 gross square foot structure with a stone front used as a warehouse (46 Old Fulton Street). The Sanborn maps indicate that this four-story building was erected in 1945, with one additional basement story.

**Historic Uses:** Farmland, dwellings, commercial, light-to-medium manufacturing.

1692-94      Libers 1:120 & 2:15: Describes area as containing “tenements, houses, barns, stables, orchards, gardens, [and] meadows.” A “cottage lot” is specifically described within an area 152 x 124 (units unspecified).

1704:              Fulton Street officially laid out as the King’s Highway.

1717:              Liber 4:144: Describes area as fenced and bounded by roads on the west, east, and north.

Circa 1748      Post-fire land survey sets out current lotting arrangement for what will become Block 202.

1767              Ratzer Map: unspecified structures along Old Fulton (stores, taverns, stables according to Stiles).

Circa 1820:      Official city grid laid out in neighborhood.

1846:              Joseph Hegeman auctioneer real estate and furniture sales room at 48 Fulton Street (Brooklyn Daily Eagle [BDE] 1846).

1860:              Sanborn Map: Lot Occupied by four-story brick and stone structure fronting Fulton; marked as “third class.” Four-story wooden structure fronts Doughty, with boiler indicated in building rear. Third class” occupancy refers to “workshops, flour mills, omnibus stables, and manufacturing.

1874:              Beers Map: Indicates Block 202 as former farm land of Jacob and John Hicks.

1880:              Sanborn Map: Lot occupied by brick structure; open spaces not indicated.

- 1882: No. 46 Fulton Street occupied by a brass foundry (BDE 1882).  
1886: Sanborn: Lot occupied by brick structure; open spaces not indicated.
- 1887: Sanborn: Four-story structure includes a Plumbers Supplies Factory fronting Fulton and lead pipe factory fronting Doughty.
- 1903: Sanborn: Lot occupied by four-story brick structure.
- 1904: Sanborn: Four-story structure at 46-48 Fulton listed as National Biscuit Company.
- 1911: Sanborn: Lot occupied by four-story brick structure.
- 1915: Sanborn: 46-48 Fulton labeled as Factory (Medium Manufacturing).
- 1920: Sanborn: Lot occupied by four-story brick structure.
- 1929: See Sanborn 1920.
- 1939: Sanborn: Four-story structure with internal stairs and elevator shaft marked on eastern wall.
- 1945: Certificate of Occupancy: Alterations made to building at 46-48 Fulton. Floors one-four described as Light Manufacturing; Basement floor contains boiler room.
- 1950: Liber 7770:312: F&S Realty sells Lot 12 to Garry Ketcham. Property subsequently changes hands several times, remaining commercial in use.
- 2014: American International Corporation sells Lot 12 to Old Fulton LLC.
- Discussion:** Lot 12 has been built over throughout the 19th and 20th centuries including the entire lot footprint with basement.
- Conclusion:** This site is not considered sensitive for archaeological remains.

#### **LOT HISTORY OF BLOCK 202, LOT 14**

**Addresses:** 50-56 Old Fulton.

**Dimensions:** Lot 14 stretches 78 feet along Old Fulton Street to the north, and 77.5 feet along Doughty Street to the south. It has a 98.7-foot boundary with Lot 12 to the west, and a 74.2-foot boundary with Lot 18 to the east. Lot 14 consists of 6,593 square feet of land area.

**Current Use:** Current structure houses an auto body shop, built as single-story brick building that covers the entire lot, with a full cellar.

**Historic Uses:** Farmland, dwellings, commercial, light-to-medium manufacturing.

- 1692-94:      Libers 1:120 & 2:15: Describes area as containing “tenements, houses, barns, stables, orchards, gardens, [and] meadows.” A “cottage lot” is specifically described within an area 152 x 124 (units unspecified).
- 1704:          Fulton Street officially laid out as the King’s Highway
- 1717:          Liber 4:144: Describes area as fenced and bounded by roads on the west, east, and north.
- Circa 1748:    Post-fire land survey sets out current lotting arrangement for what will become Block 202.
- 1767:          Ratzer: Unspecified structures along Old Fulton (stores, taverns, stables according to Stiles), old farm land of Jacob and John Hicks.
- 1793:          Area mentioned in Brooklyn Daily Eagle as part of the 75 buildings constituting the main area of Brooklyn between Henry Street and the ferry along Old Fulton. (BDE 1881).
- Circa 1820:    Official city grid laid out in neighborhood.
- 1823:          Spooner Directory: John Doughty a lawyer at 54 Fulton (middle of lot).
- 1842:          MacKay’s Exchange Office at 56 Fulton Street (BDE 1842; 1843).
- 1843:          Martin K. Bridges surgeon dentist at 56 Fulton Street “corner of Hicks street” (BDE 1843).
- 1854:          Chappel & Co. manufacturers of tinware and wholesale dealers in lanterns at 52 Fulton (BDE 1854).
- 1855:          Piano Fortes sold by Bunce & Chesnut at 54 Fulton (BDE 1855).
- 1848:          Augustus H. Sidell attorney, commissioner of deeds at 50 Fulton Street (BDE 1848).
- 1860:          Sanborn: Lot occupied by seven structures. Western three are brick with four story fronts on Fulton and three-story fronts on Doughty Street with open yards at center. Eastern structure is four-story wooden building and extends fully between Fulton and Doughty. All buildings are marked as “first class.” “First class” occupancy refers to “manufacturing, brewers/bakers, and private stables.”
- 1874:          Beers: Indicates Block 202 as former farm land of Jacob and John Hicks.

- 1880: Sanborn: Lot occupied by four structures, all brick. Open spaces not indicated.
- 1886: Sanborn: Four brick structures shown covering the entire lot.
- 1887: Sanborn: 50-54 Fulton listed each as “Store” on ground floor. 50 Fulton has Shoe Factory on 3rd and 4th floor. 52 Fulton has Lodgings on 3rd and 4th floor. 54 Fulton has Lodgings on 2nd, 3rd, and 4th floor. 56 Fulton is a Cigar Factory.
- 1887: Lodging house at 54 Fulton Street in the paper for an unruly resident (BDE 1887).
- 1898: Sanborn: Four brick structures shown covering the entire lot.
- 1900: Liber 42:457: Alfredo del Genovise of the French Church du Saint Esprit purchases the properties on Lot 14.
- 1903: Sanborn: Four four-story brick structures shown covering the entire lot.
- 1904: Sanborn: Four four-story brick structures shown covering the entire lot. 50-54 Fulton are connected and listed as “Cheap Lodgings.” 56 Fulton is a Cigar Factory with drying rooms on the 2nd and 3rd floors.
- 1911: Sanborn: Four four-story brick structures shown covering the entire lot.
- 1915: Sanborn: 50-54 Fulton interconnected, “Cheap Lodgings” on upper floors. 50 Fulton has Sheet Metal Works on 1st floor. 54 Fulton indicates Store on 1st floor. 56 Fulton is labeled Rex Extract Company.
- 1920: Sanborn: Four four-story brick structures shown covering the entire lot.
- 1929: See Sanborn 1920.
- 1929: Liber 5086:166: Alfredo del Genovise dies and French Church du Saint Esprit leases Lot 14 to United States Trucking Corp. The lease states that after one year United States Trucking Corp. may demolish the existing structures at 50-56 Fulton “and erect upon the said premises in lieu thereof, a single one or more story garage.”
- 1930: 19th century structures are demolished and replaced with a single-story garage.
- 1939: Sanborn: 50-56 Fulton shown as one structure labeled “US Trucking Corp. Garage” over entire lot.
- 1967: Irving Kerner, president of the Shannon-Hicks Corporation (on behalf of the Church du Saint Esprit), leases 50-56 Fulton Street to The American Oil Company.



- 1969: Certificate of Occupancy: Alterations to 50-62 Fulton public garage and automotive service station installing a gasoline tank. The structure is a single story brick building with a full cellar, built circa 1930.
- 1969: An update to the 1967 lease refers to the geometry of an “existing garage,” presumably the concrete block structure currently at 58 Fulton, built circa 1968.
- 1984: Irving Kerner, president of the Shannon-Hicks Corporation, leases 50-56 Fulton Street to Capsule Motors Inc.
- 2016: The Church du Saint Esprit sells Lot 14 to Alwest Old Fulton LLC.
- Discussion:** Lot 14 has been built over throughout the 19th and 20th centuries including the entire lot footprint with cellar.
- Conclusion:** This site is not considered sensitive for archaeological remains.

## **LOT HISTORY OF BLOCK 202, LOT 18**

**Addresses:** 58-64 Old Fulton.

**Dimensions:** Lot 18 is the easternmost parcel of Block 202. It stretches 69.2 feet along Old Fulton to the north, 86.4 feet along Doughty Street to the south, 74.2 feet along Lot 14, and 49.4 feet on Hicks Street to the east. The entire lot measures 4,705 square feet.

**Current Use:** 3,700 gross square foot auto body shop with the remainder of the lot paved for use as parking. Address of body shop is 60 Cadman Plaza West.

**Historic Uses:** Farmland, dwellings, commercial.

- 1692-94: Libers 1:120 & 2:15: Describes area as containing “tenements, houses, barns, stables, orchards, gardens, [and] meadows.” A “cottage lot” is specifically described within an area 152 x 124 (units unspecified).
- 1704: Fulton Street officially laid out as the King’s Highway.
- 1717: Liber 4:144: Describes area as fenced and bounded by roads on the west, east, and north.
- Circa 1748: Post-fire land survey sets out current lotting arrangement for what will become Blck 202.
- 1767: Ratzer: Unspecified structures shown along Old Fulton (stores, taverns, stables according to Stiles).
- 1807: Liber 23:182: John Doughty purchases area of Lot 18.



- Circa 1820: Official city grid laid out in neighborhood.
- 1827: Liber 23:212: George A. Hicks acquires parcel fronting Fulton (bound by Hicks and Doughty) in the eastern half of Lot 18 for \$8,000 paid to John and Sarah Doughty and David and Abigail Seaman.
- 1857: Hinchman & George lamp and oil shop at 62 Fulton Street (BDE 1857).
- 1860 Sanborn: Lot occupied on the west by three-story wooden building (“third class”) fronting Fulton with rear unbuilt. Eastern half is occupied by wider four-story brick structure (“first class”) with western rear unbuilt.
- 1867: Auctioneer Archibald Johnston advertises a wagon sale with entries to be made at the office G. W. Mumby’s Flour Store at 59 Fulton Street (BDE 1867).
- 1870: J. A. Ingram & Son merchant tailors at 60 Fulton Street (BDE 1870).
- 1874: Beers: Indicates Block 202 as former farm land of Jacob and John Hicks.
- 1880: Sanborn: Lot occupied by two structures. Western is wood. Eastern is brick.
- 1886: Sanborn: 58 Fulton is wooden structure fronting Fulton, brick structure fronting Doughty. 60 Fulton is a wooden structure, unbuilt on Doughty. 62-64 Fulton is a wider brick structure.
- 1887: Sanborn: 58 Fulton listed as Store with three stories fronting Fulton and one story fronting Doughty. 60 Fulton is four-stories, also listed as Store. A small, irregular, one-story structure, possibly an outhouse, is indicated behind No. 60 in a wedge-shaped open area. 62—64 Fulton is four stories fronting Fulton and Hicks, with a one-story wing on Doughty.
- 1898: See Sanborn 1887.
- Circa 1900: 60-62 Fulton housed Heinbockel & Schneider wholesale liquor merchants which became John F. Heinbockel & Son and later William H. Meyer (BDE Dec 1, 1930). Corner of Fulton and Hicks (No. 64) is wholesale grocery of Alsgood & Doscher, later Alsgood, Asch & Co.
- 1903: Sanborn: See 1887 Sanborn.
- 1904: See Sanborn 1887.
- 1911: See Sanborn 1887.

- 1915: See Sanborn 1887.
- 1920: See Sanborn 1887.
- 1929: See Sanborn 1887.
- 1938: Certificate of Occupancy: Alterations are made to the building at 60-64 Fulton to convert the first floor to a store and restaurant space. The COO lists the second, third, and fourth floors as residential and notes a cellar 1939: Sanborn: 58 Fulton is empty. 60-64 Fulton is a four-story building fronting Fulton and Hicks with a one-story wing on the eastern Doughty frontage. The entire building is labeled as Store with unbuilt area west center.
- 1951-1967: 19<sup>th</sup> century structures are demolished and the lot is paved. Concrete block structure built at 58.
- 1967: Shannon-Hicks Corporation leases the entire lot to The American Oil Company. No existing structures are listed. At the same time, Lot 14 directly to the west is also leased to the American Oil Company, creating the arrangements leading to current auto-body shops.
- 1982: Irving Kerner (Shannon Hicks Corporation) sells Lot 18 to Goh and Chan York of Irvokay Realty Corp.
- 1987: Goh and Chan York sell Lot 18 to J. and H. Han.
- Discussion:** Lot 18 has been built over throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries. However, a rear portion of the lot was never disturbed by construction. That space hosted a small, irregular one story building, possibly an outhouse, in the late 19<sup>th</sup> to early 20<sup>th</sup> centuries and provided ventilation and light to surrounding structures. It was unbuilt from the late 18<sup>th</sup> or early 19<sup>th</sup> centuries, prior to the installation of water and sewer lines.
- Conclusion:** Lot 18 is considered archaeologically sensitive in part for historic remains.

## **PREHISTORIC ARCHAEOLOGICAL SENSITIVITY**

The project site is situated approximately 400 feet south of the East River cove that provided a natural crossing site between Manhattan and Long Island during prehistory. It is also located along the route utilized by indigenous inhabitants to reach the crossing point, the same route which later became the ferry road. On the other hand, the project site is more than 2,000 feet in any direction from perennial fresh water drainages that flowed in the past. Multiple studies articulating with the project site (Chrysalis 2012; HPI 2005; Solecki 1981) have produced no pre-Contact or Contact era archaeological materials. While the proximity to the river crossing and its access route suggest a high level of pre-Contact activity, the distance to a natural water source combined with the degree to which the project site and its surroundings have been altered by urban development since the early-to-mid-eighteenth century indicate there is only a low level of pre-Contact archaeological sensitivity.

## **HISTORIC ARCHAEOLOGICAL SENSITIVITY**

Block 202, Lots 14, 18, and p/o 12 have been built upon since at least the 18<sup>th</sup> century, including dwellings, commercial establishments, and light-to-moderate industrial facilities. Previously excavated basements and cellars have likely eliminated the archaeological potential of Lots 12 and 14. However, unbuilt areas at the rear of Lot 18 retain archaeological sensitivity for both 18<sup>th</sup> and 19<sup>th</sup> century remains.

Several Revolutionary War era structures and finds proximate to the project site indicate archaeological potential for late 18<sup>th</sup> century, War-era materials (military insignia, sewing notions, tools, etc.) in the thick historic fill documented in the immediate vicinity by Solecki. In the period between the end of the war and the late 1830s, at least four major land filling episodes razed the British soldiers and sailors cemetery south of Fulton Street and distributed its deposits across the streets, lots, and waterfront of the growing village. Nearby finds and historically attested structures include: (1) the Hessian guard house and prison at the western edge of Block 202; (2) the aforementioned British burial ground located just to the south; and (3) Solecki's find of an embossed Hessian metal cap plate during his Old Fulton Street sewer study in the late 1970s.

By the early 19<sup>th</sup> century, multi-story buildings with commercial spaces on the ground floors and dwellings above had been constructed in concert with initial urbanization. As City water and sewer service was introduced in the 1850s, yard space behind lots 12 and 14 was eliminated, but it was preserved behind Lot 18, where a privy and open space are depicted in 19<sup>th</sup> and 20<sup>th</sup> century maps. According to both Sanborn maps and the Department of Buildings, no cellars or basements have ever been excavated in the rear of Lot 18. The lot retains a high level of sensitivity for historic archaeology.

## CONCLUSION AND FINDINGS

This study has evaluated the prehistoric and historic archaeological sensitivity of Block 202, Lots 14, 18, and p/o 12 for the 50 Old Fulton Street project site. It has also examined the documentary record of disturbance, excavation, and construction at the site since the early 19<sup>th</sup> century. While the potential for prehistoric archaeological resources is low, the project site has a high level of historic archaeological potential in Lot 18, where lack of building activity at the rear (i.e., Doughty Street side) would have preserved deposits dating to at least the late 18<sup>th</sup> to early 19<sup>th</sup> centuries. These potential remains are associated with two historical periods: (1) the Revolutionary War British/Hessian occupation of Brooklyn and (2) the mid-to-late 19<sup>th</sup> century era of industrialization, as working class Brooklynners were living along a mixed and changing commercial-industrial corridor connected to the ferry and the growing city.

Potential Revolutionary War materials would have been deposited between the final decades of the 18<sup>th</sup> through the first quarter of the 19<sup>th</sup> centuries, when local hills hosting the British soldiers and sailors cemetery were razed and used to fill in Brooklyn Village and shoreline water lots immediately after the War. Archival evidence suggests that former owners of the project site were involved in “leveling off” the cemetery land and Solecki’s find of a Hessian cap plate in sewer monitoring adjacent to the project site confirms the impact these activities had on the local archaeological record. Archaeological testing and construction monitoring during excavation may recover items such as military insignia, sewing notions, personal tools, and other bodily items. As recent studies elsewhere in New York City have shown (GRA 2016), historic fill can provide a valuable and rich picture of human-transported materials from a variety of periods and contexts.

Archaeological materials associated with working class residential and commercial life at the project site would have been deposited in association with the rear yard and privy documented behind 60 Old Fulton in 19<sup>th</sup> and 20<sup>th</sup> century maps. While the first sewer on Fulton was installed in 1851, it was a storm water sewer unconnected to the local dwellings and many residents likely retained outhouses, like this one. Flush toilets took a particularly long time to replace outhouses in Brooklyn and this is a good example of that phenomenon. When abandoned and/or filled with refuse, such features can contain a wealth of information about historic consumption patterns from both domestic activity and commercial/industrial enterprises. At 60 Old Fulton, a privy would provide an opportunity to recover household assemblages (pottery and bottle remains, hygiene and medicinal items, children’s objects, etc.), food waste, grocer’s refuse, liquor merchants’ bottles, and waste from the early 20<sup>th</sup> century restaurant. Side-by-side datasets of residential and commercial activities are particularly powerful in illustrating the changing lifeways that accompanied industrial development, demographic change, and shifts in domestic patterns in the 19<sup>th</sup> century. Historical accounts of this transition often emphasize the bewildering rapidity of development, but glimpses of how these changes occurred on a more everyday scale are less plentiful.

The potential for prehistoric archaeological resource recovery is low, while the unbuilt rear of Lot 18 is sensitive for historic archaeological resources connected to the Revolutionary War and residential, commercial, and industrial life in 19<sup>th</sup> century Brooklyn. In this Lot, the proposed

development's excavations are likely to exceed previous construction excavations in depth and footprint. Greenhouse Consultants Incorporated recommends Phase IB testing in Lot 18 prior to construction for evidence of materials associated with the late 18<sup>th</sup> century Revolutionary War and privy deposits relevant to the 19<sup>th</sup> century life of Brooklyn's working-class residents and businesses.

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- 1977 Fulton Ferry Historic District Designation Report
- 2007 Dumbo Historic District Designation Report
- 2018 Landmarks Preservation Commission Guidelines for Archaeological Work in New York City.

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<https://www.nycgovparks.org/about/history/historical-signs/listings?id=11721>

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- 1855 “Plan of the city of Brooklyn” by William Perris
- 1876 “Map Showing the Original High and Low Grounds, Salt Marsh, and Shore Lines. In the City of Brooklyn. From original Government Surveys made in 1776-7. Prepared to accompany Report of the Board of Health 1875/6.” by New York Board of Health.

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- 1845 Census.
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1886 *Insurance Maps of Brooklyn, N.Y.* Sanborn Map Company., New York.

1887 *Insurance Maps of Brooklyn, N.Y.* Sanborn Map Company., New York.

1898 *Insurance Maps of Brooklyn, N.Y.* Sanborn Map Company., New York.

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1911 *Insurance Maps of Brooklyn, N.Y.* Sanborn Map Company., New York.

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## **APPENDIX A: PHOTOGRAPHS AND FIGURES**



Photograph 1. Northern elevation of Lots 18, 14, and p/o 12, facing south.



Photograph 2. Eastern elevation of Lot 18, with Lots 14 and 18 visible in the background, facing northwest.





Figure 1. Project site location within Brooklyn, Kings County, NY.





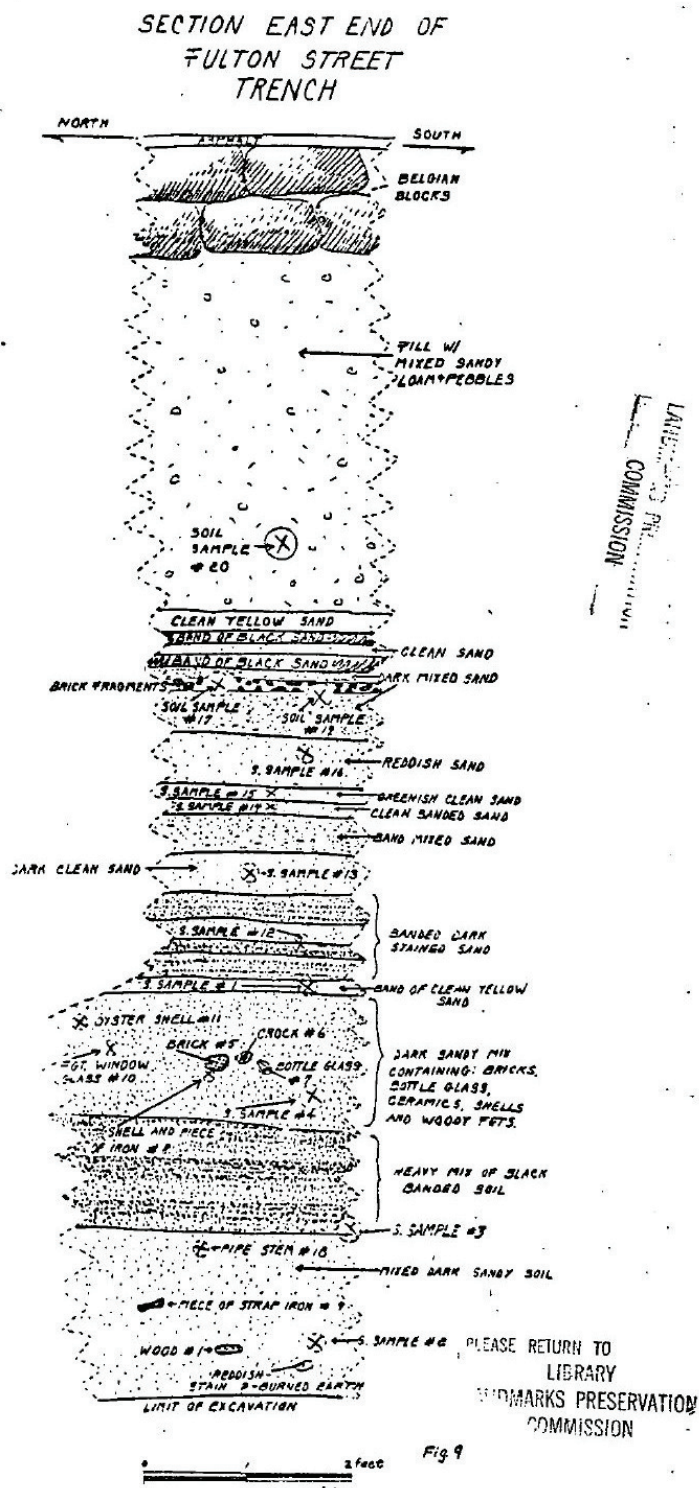


Figure 3. East section of excavated trench along Old Fulton Street (Solecki 1981, Figure 9 on page 301).

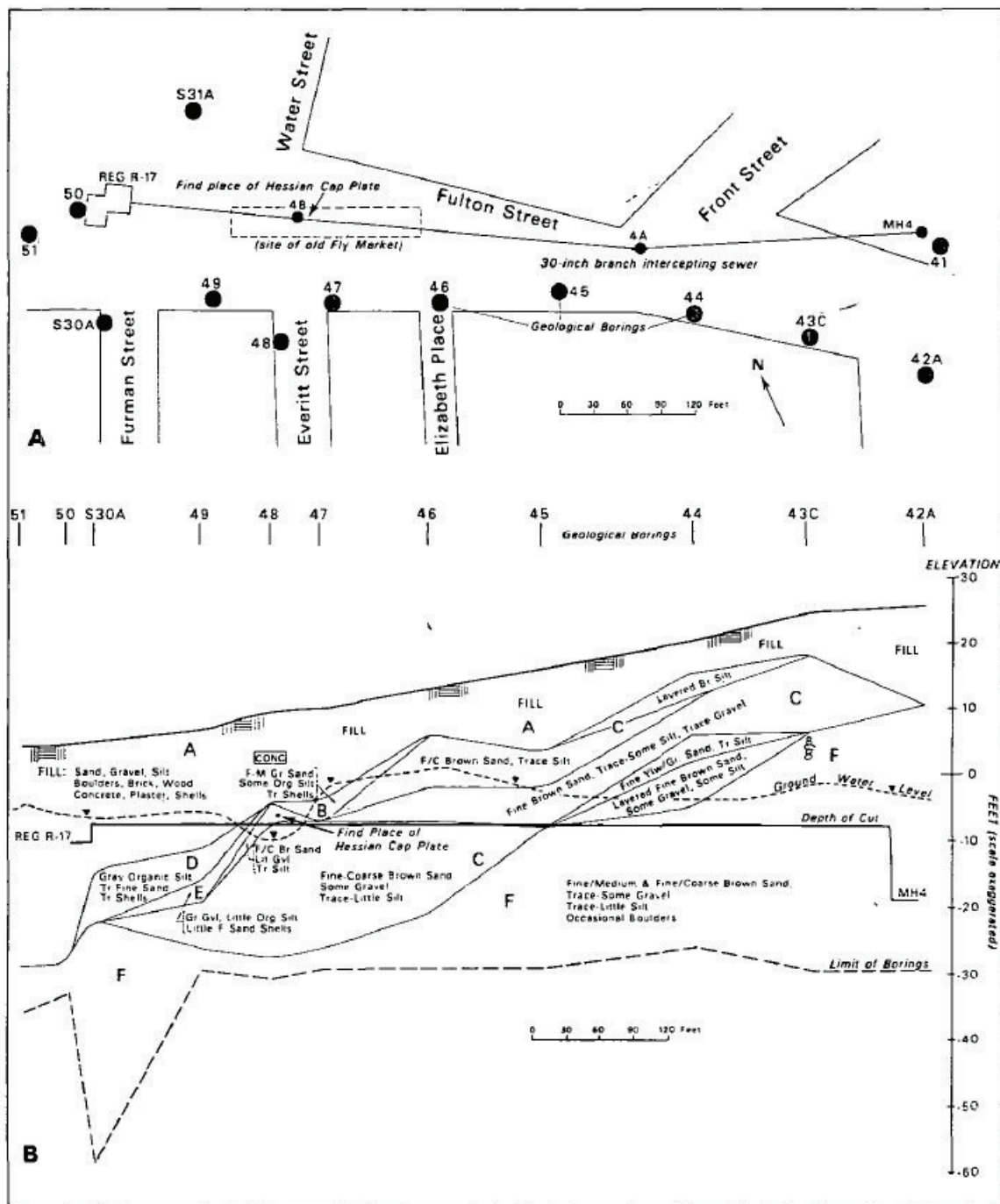


Figure 4. Plan (A) and cross-section (B) of excavated trench along Old Fulton Street (Solecki 1981, Figure 7 on page 299).



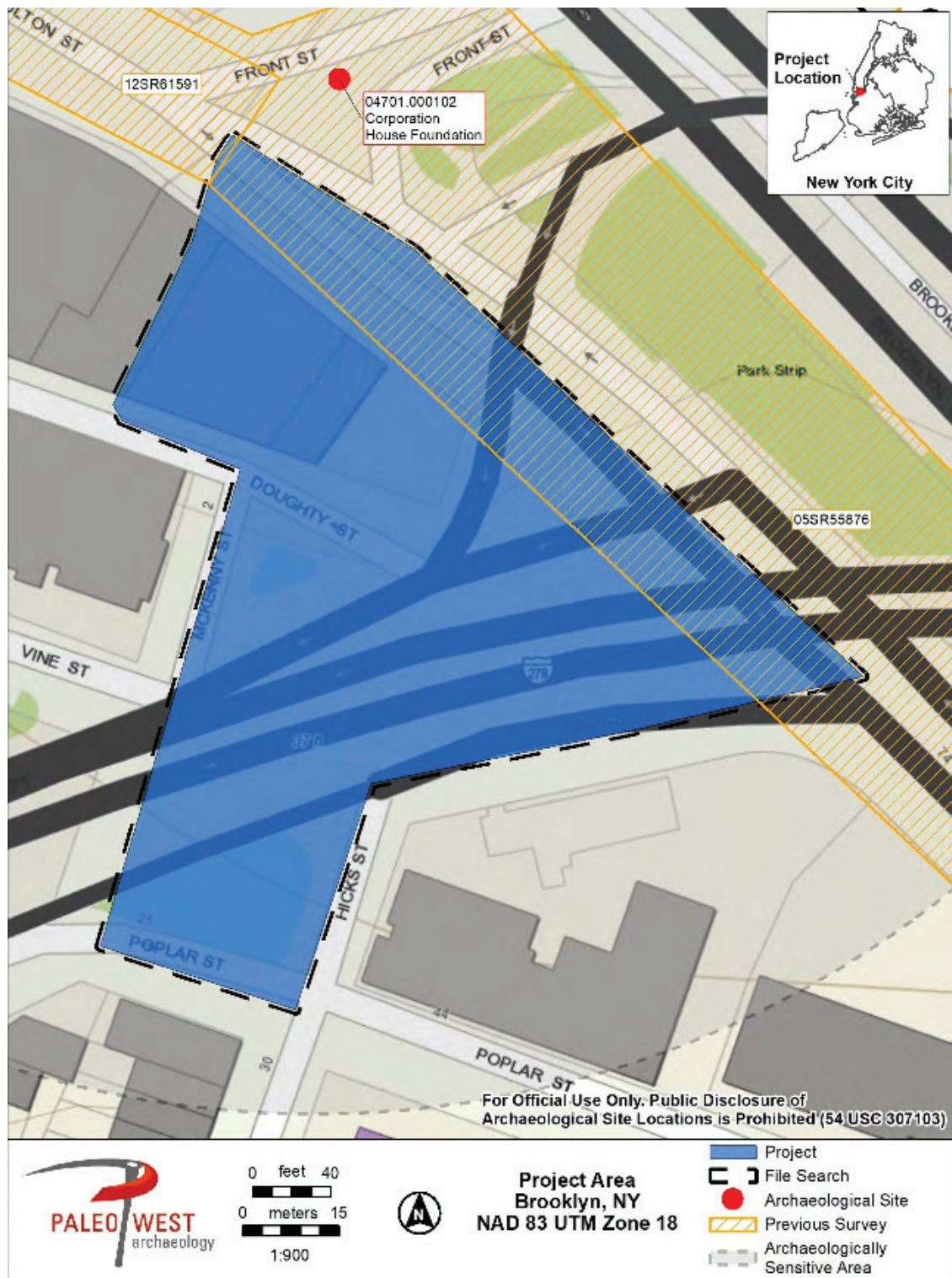


Figure 5. Site file search results for archaeological sites and surveys in direct proximity to the project site.





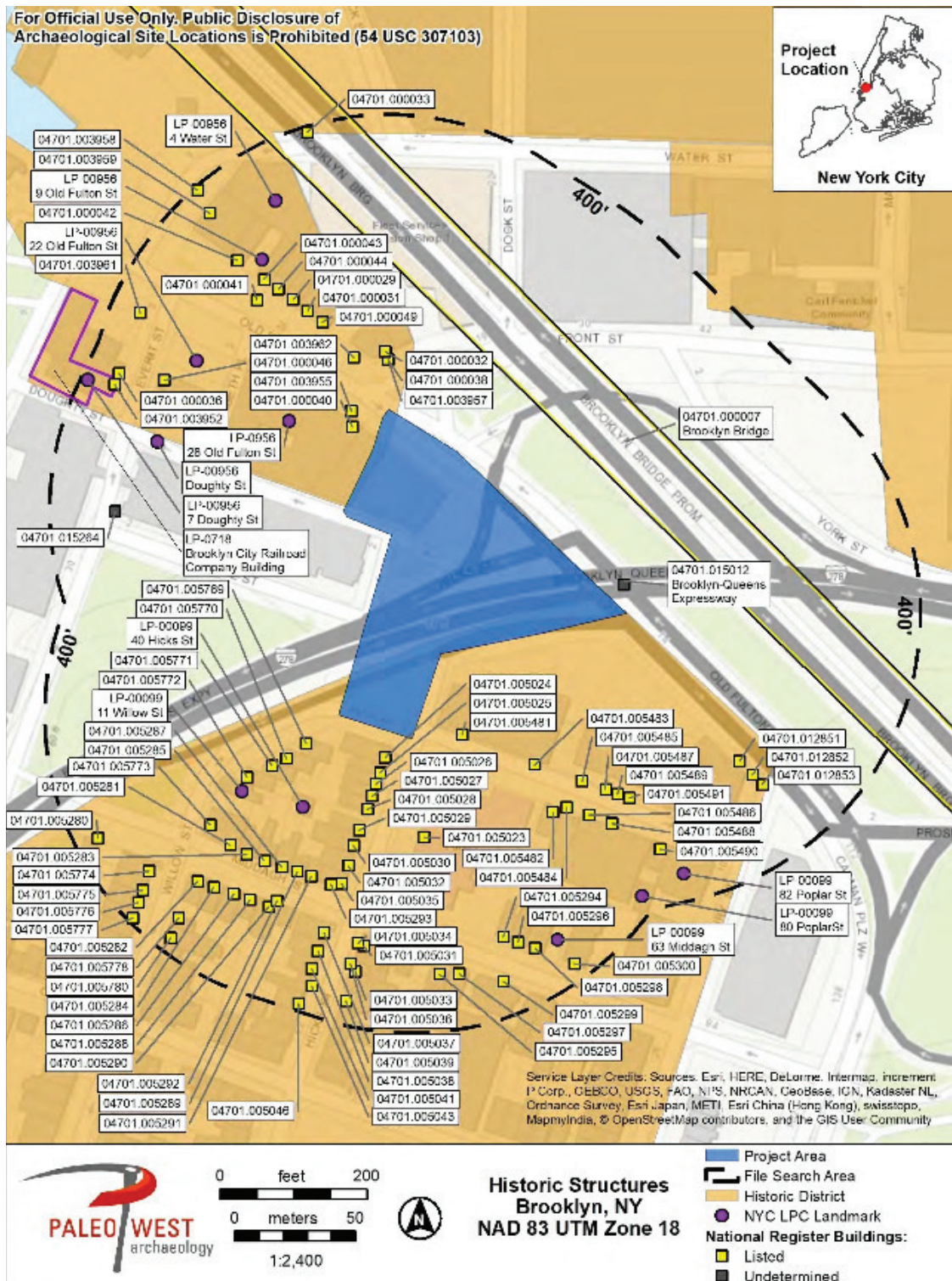


Figure 7. Historic Districts and architectural sites within the 400-foot CEQR search radius.



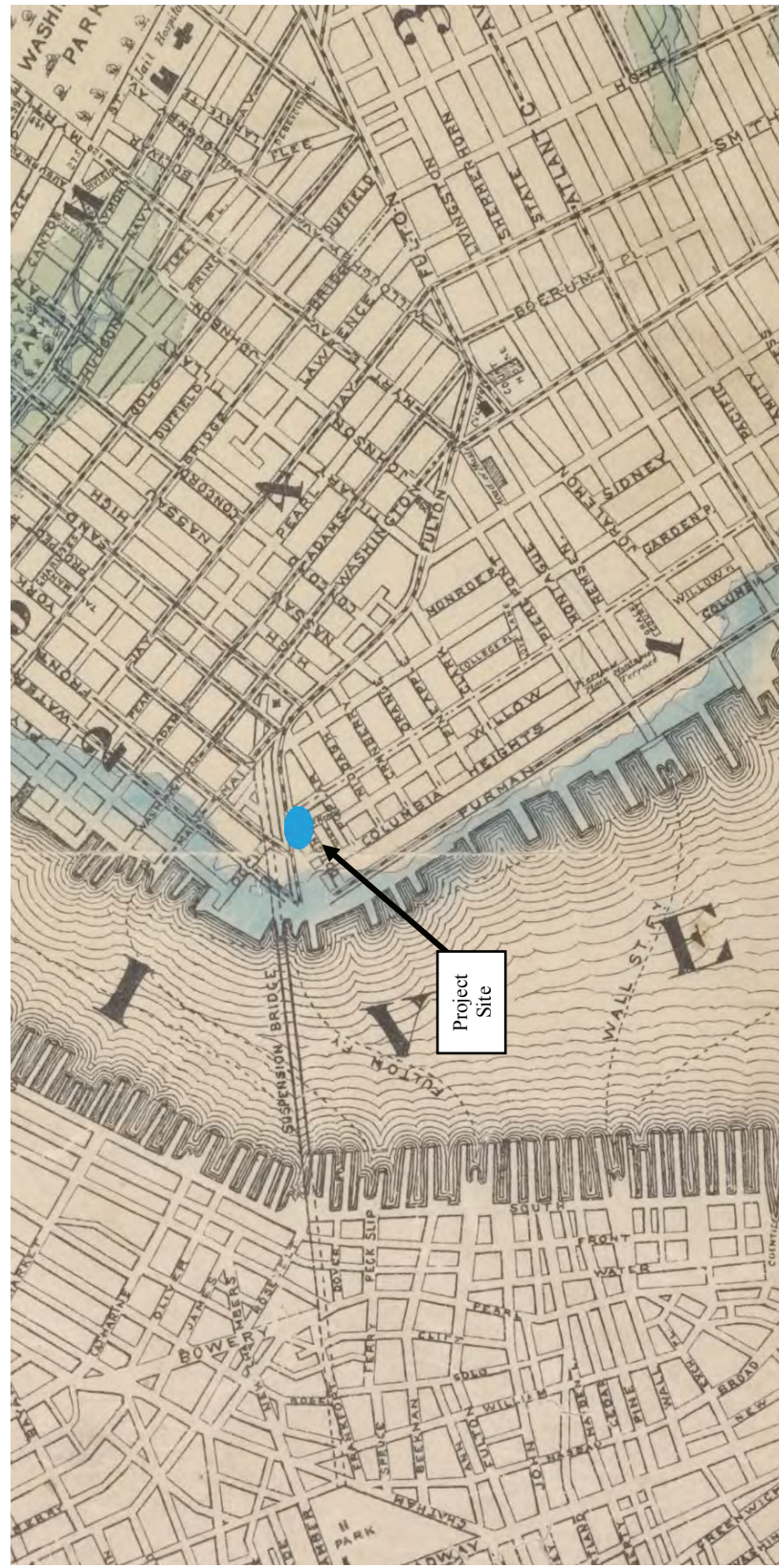


Figure 8. Detail taken from map produced for a Report of the Board of Health in 1875/6 showing the original shore lines in the City of Brooklyn from government surveys made in 1776/7 (NYPL) [note: no scale in original].





Figure 9. The ferry crossing is featured on a map of the Battle of Long Island, taken from Henry P. Johnston's 1878 Edition of *The Campaign of 1776 around New York and Brooklyn*.



Figure 10. Detail taken from Ratzer's Plan of the Town of Brooklyn map from 1767 (NYPL).





Figure 11. Detail taken from 1855 Perris map of the City of Brooklyn (NYPL).



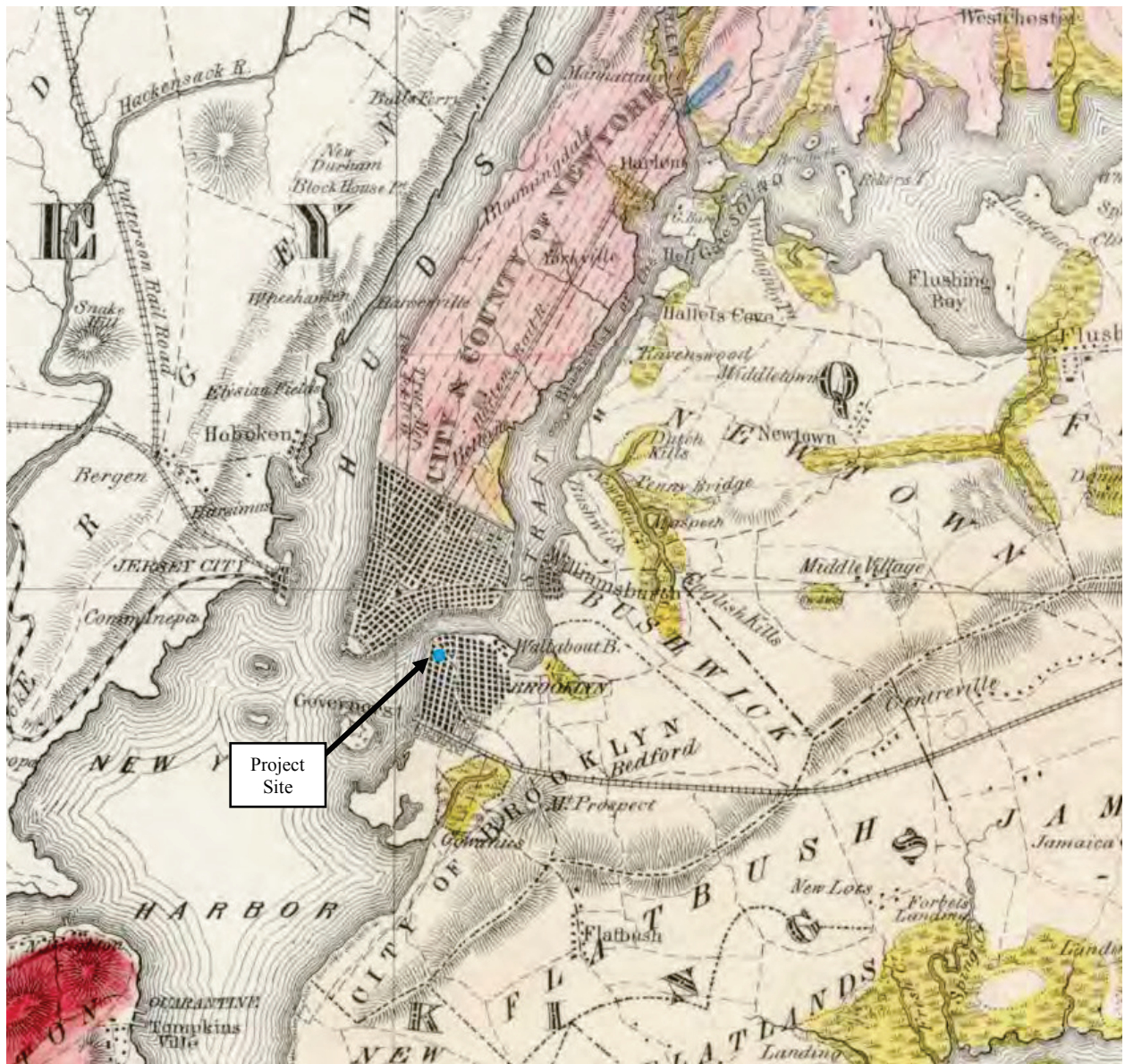


Figure 12. Detail taken from Mather's 1842 Geological Map of Long & Staten Islands with the Environs of New York from his work *Geology of New York* [note: no scale in original].





Figure 13. Detail taken from J.B. Beers & Co. Farm Line Maps of the City of Brooklyn from 1874.



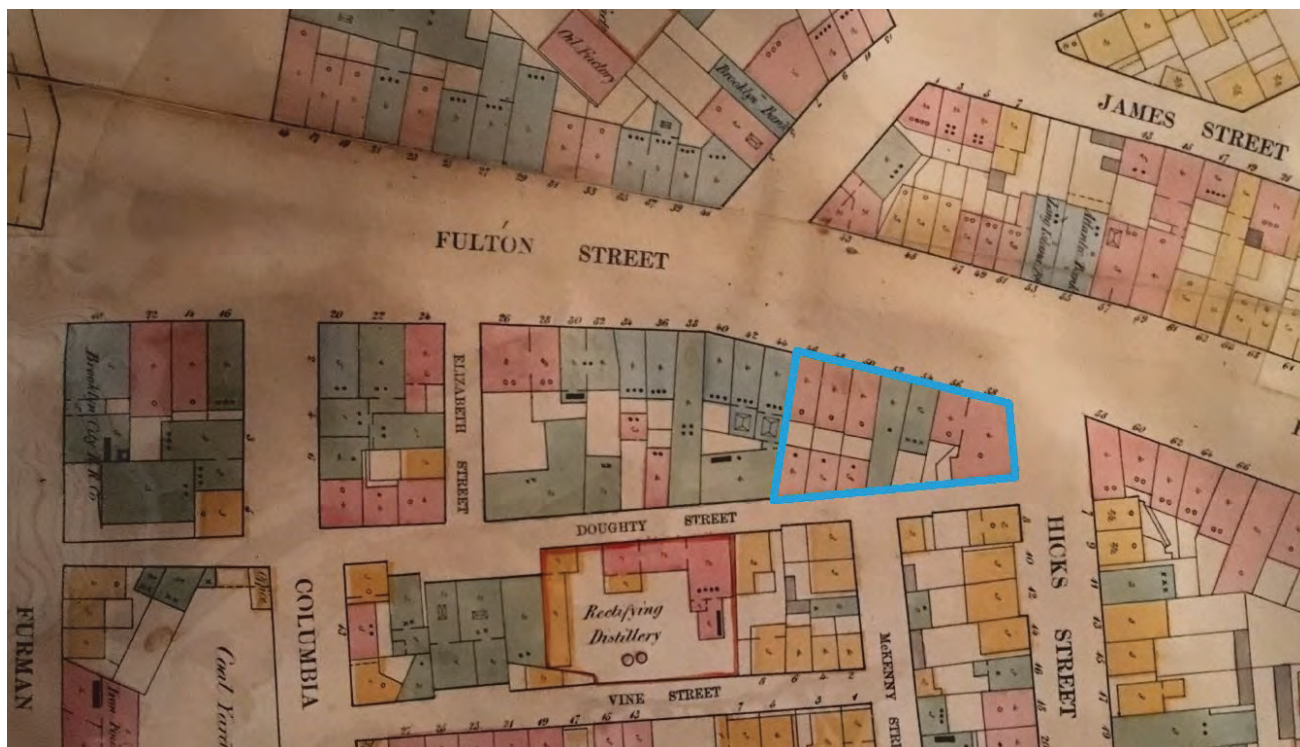


Figure 14. Detail of the 1860 Sanborn map with Lots 14 and 18 outlined (BHS).



Figure 15. Detail of the 1880 Sanborn map with Lots 14 and 18 outlined (BHS).





Figure 16. Detail of the 1886 Sanborn map with Lots 14 and 18 outlined (BHS).

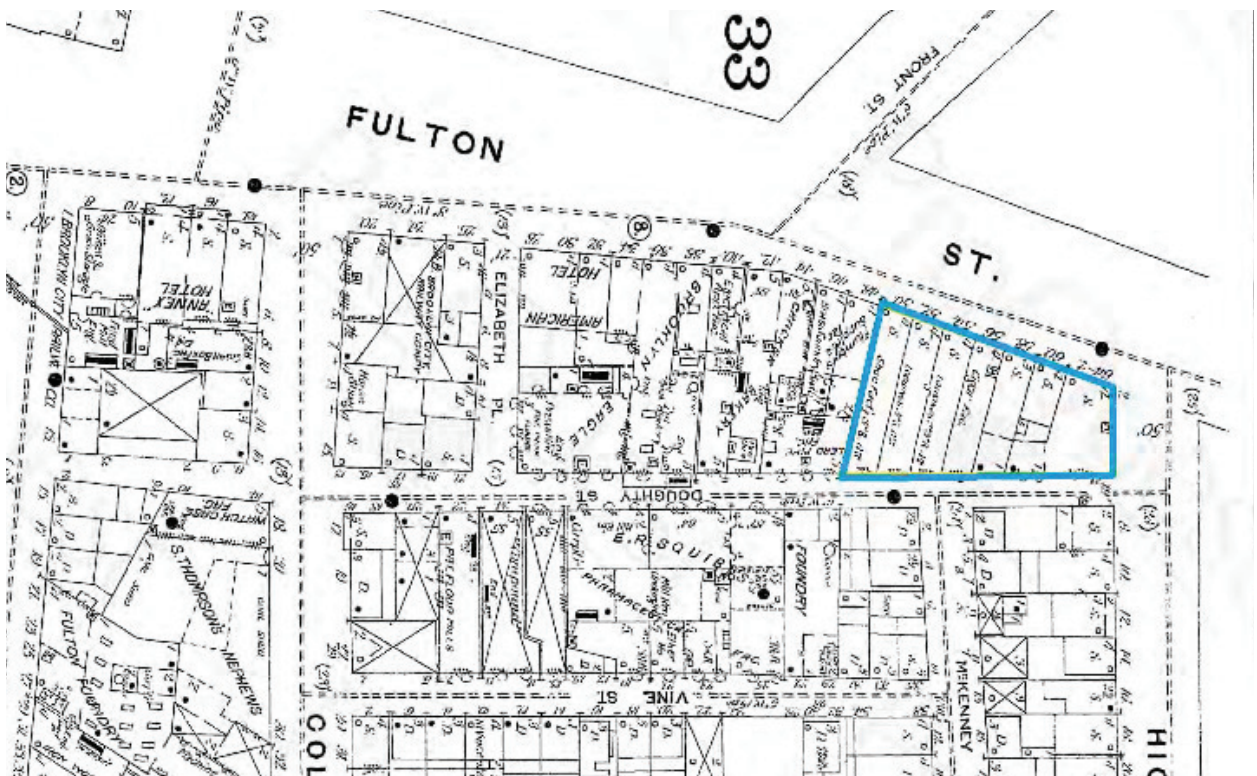


Figure 17. Detail of the 1887 Sanborn map with Lots 14 and 18 outlined (NYU).





Figure 18. Detail of the 1898 Sanborn map with Lots 14 and 18 outlined (BHS).

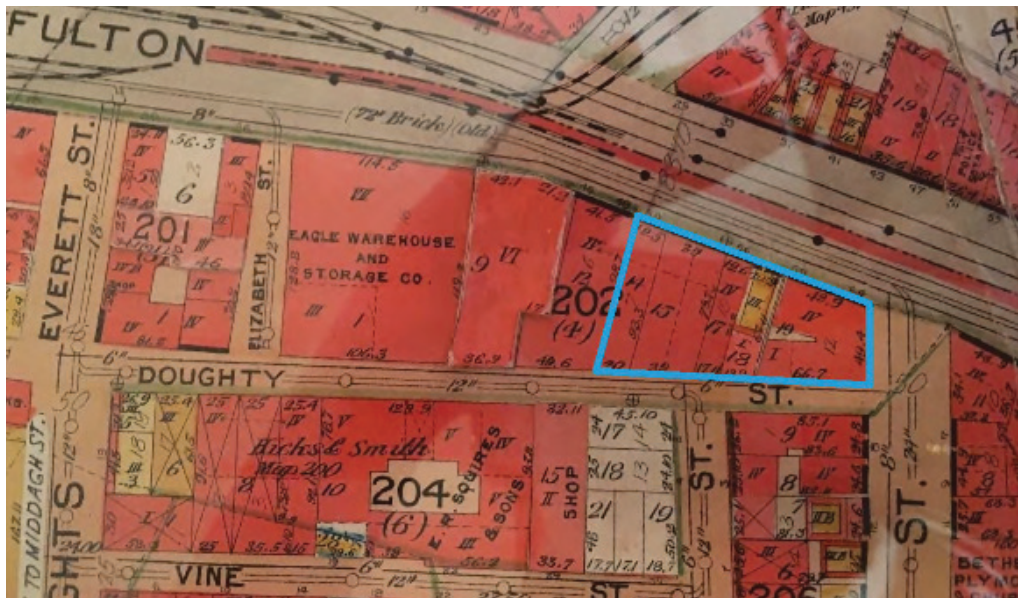


Figure 19. Detail of the 1903 Sanborn map with Lots 14 and 18 outlined (BHS).



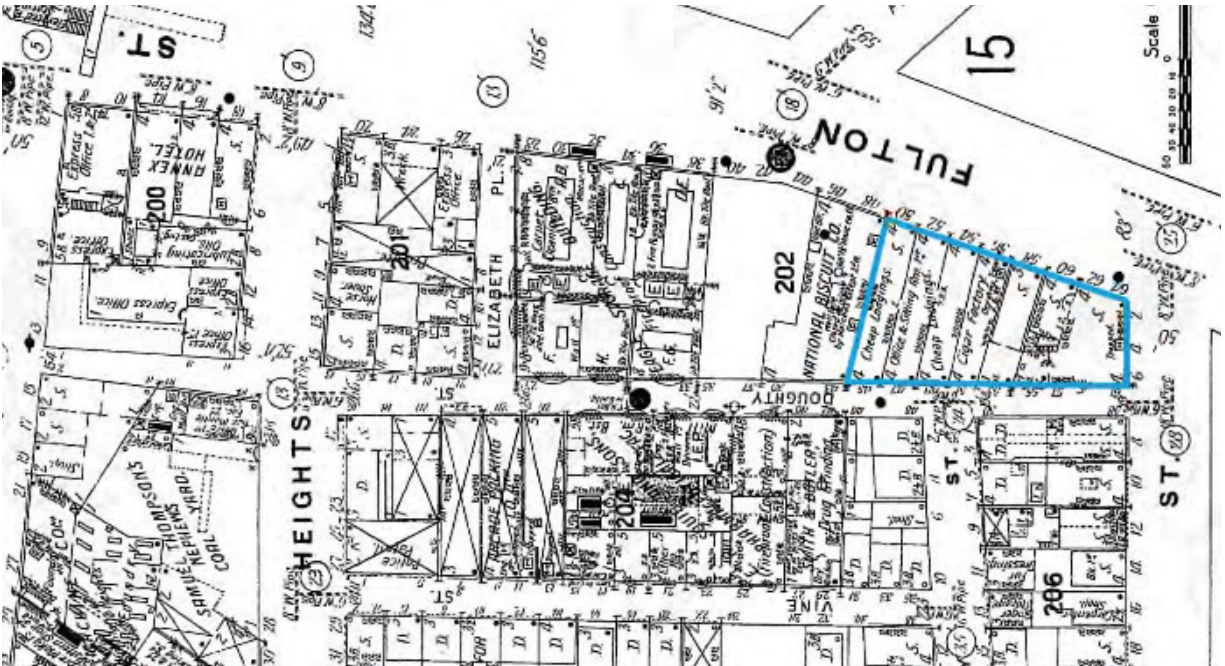


Figure 20. Detail of the 1904 Sanborn map with Lots 14 and 18 outlined (NYU).

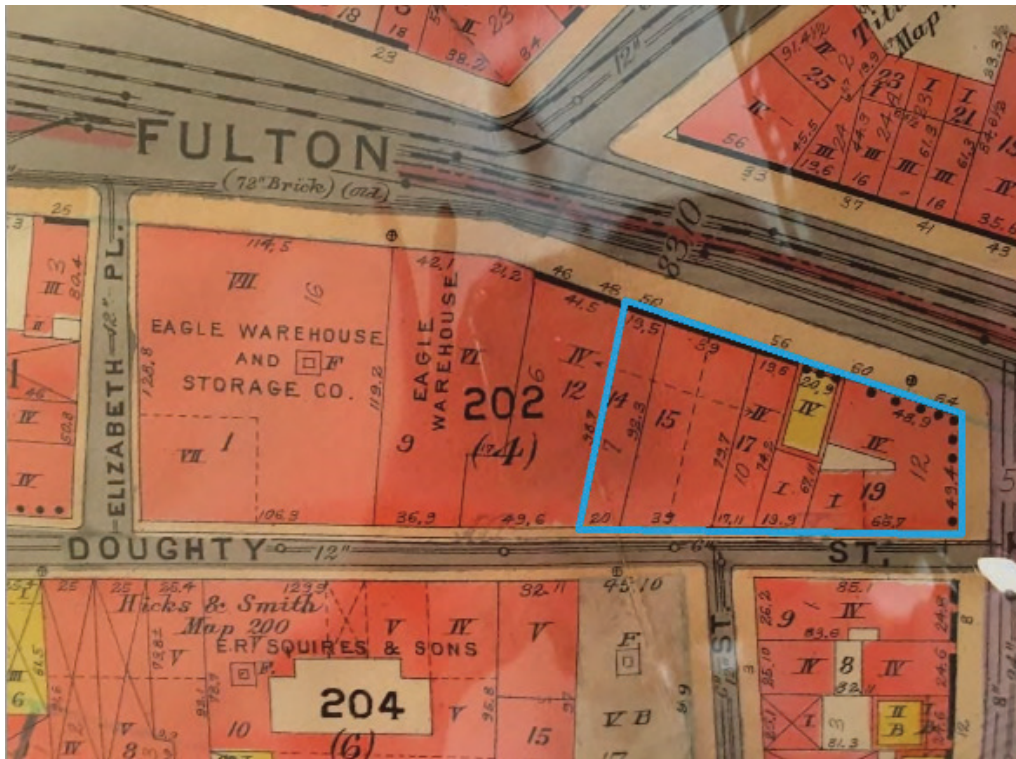


Figure 21. Detail of the 1911 Sanborn map with Lots 14 and 18 outlined (BHS).



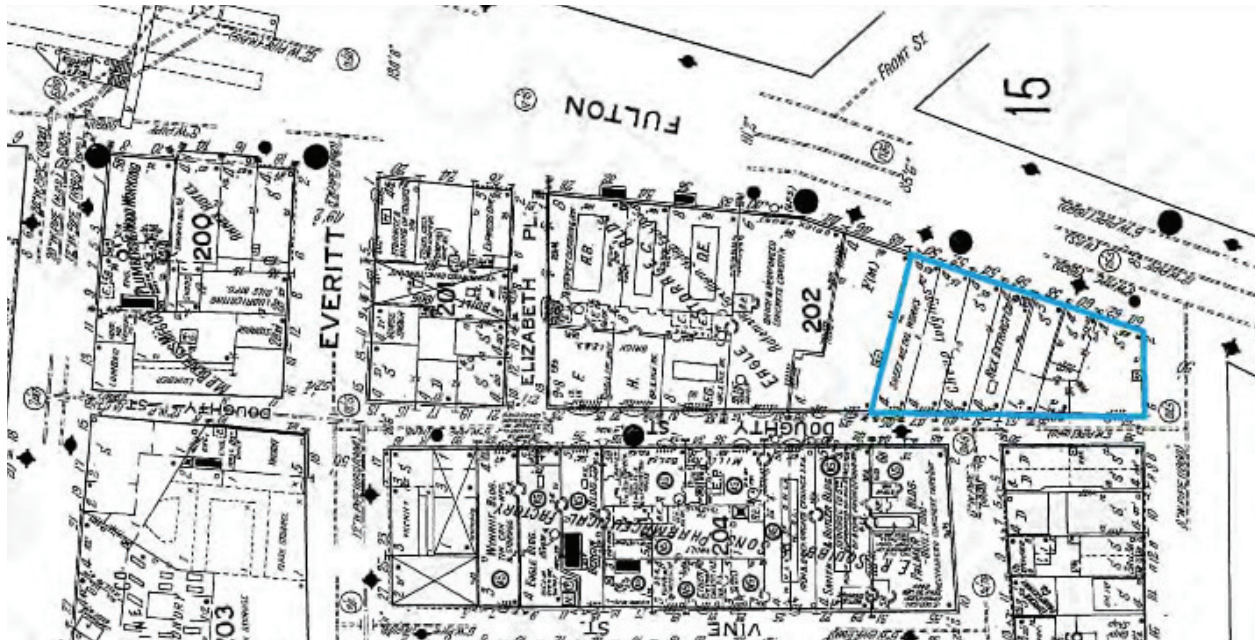


Figure 22. Detail of the 1915 Sanborn map with Lots 14 and 18 outlined (NYU).



Figure 23. Detail of the 1920 Sanborn map with Lots 14 and 18 outlined (BHS).





Figure 24. Detail of the 1929 Sanborn map with Lots 14 and 18 outlined (BHS).

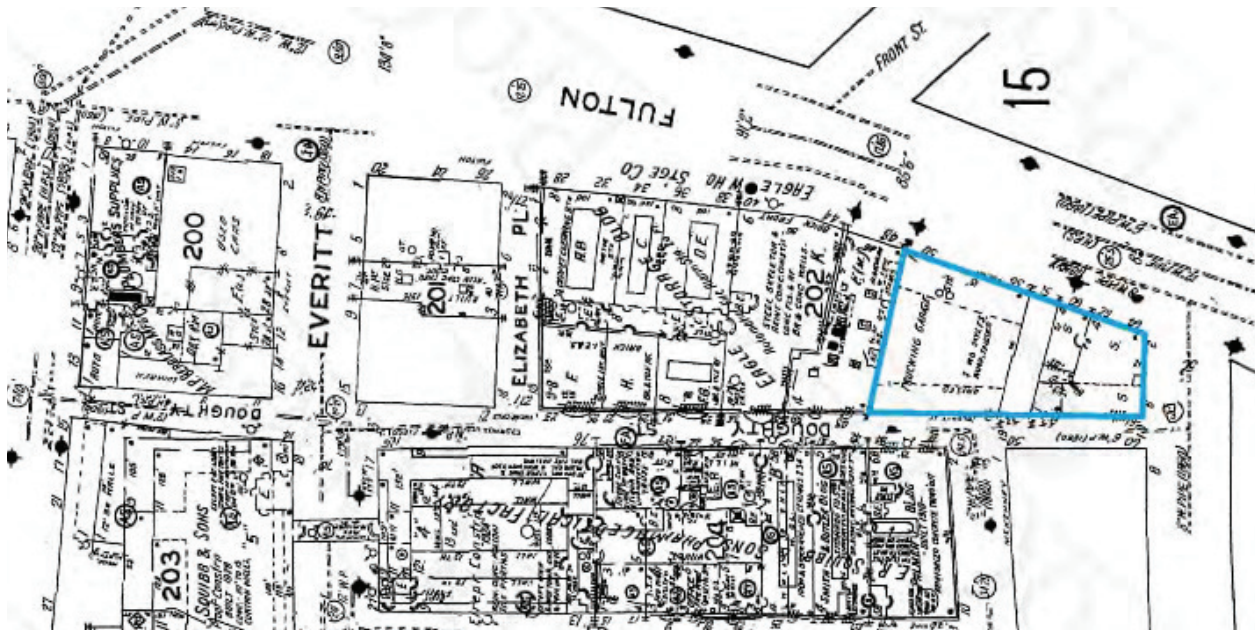


Figure 25. Detail of the 1939 Sanborn map with Lots 14 and 18 outlined (BPL).



Figure 26. 1931 Photograph of Hicks Street, 64 Old Fulton Street on left, looking north (NYPL Digital Collections).

## **APPENDIX B: LAND CONVEYANCE RECORDS**



### Land Conveyance Records for Block 202

Date	Grantor	Grantee	Liber: Page	Notes
1686	Governor Council (?)	Richard Gibbs	2:25	Part of a Large Tract
1688	Hooghiant Leornelis Driskse	Jooris Jacobs	1:81	
1688	Jacobe Jooris, Jooris Fryn	Jan Sproug (Sfroug?)	1:137	Diagram
1692	Jacobs George, Jacobs Trentye (wife)	Harman Joras	1:293,117	Part of a Large Tract
1692	Clere, Clayse Tunisie	Joniea Sprung	1:120a, 299	
1694	Clere Claes Tumisse, Clere Annike (wife, formerly widow of Sprong, John)	Jacob Rutgerty	2:15	Diagram
1694	Ruttgerty, Jacob	Henry Filkin	2:16	Diagram
1694	John White	John Bush	2:287	Part of a Large Tract
1695	Joras Harman	George Jacobs, Trentye Jacobs (wife)	1:118,295	
1695	Sprong Garrett, Sprong Annike (wife)	Henry Filkin	2:50	Part of a Large Tract
1695	Jacobs George	Henry Filkin	2:78	Part of a Large Tract
1696	Gibbs Richard, Gibbs Sarah (wife)	John Coa	2:77	Part of a Large Tract
1697	Henry Filkin	John Coa	2:143	Diagram
1699	Town of Breucklyn		2:191	Part of a Large Tract
1701	Brooklyn Freeholders	Minutes of Town Meeting	2:225	
1701	Freeholders of Brooklyn	Minutes of Town Meeting	2:226	Com. Lands
1702	Brooklyn Freeholders	Jooris Hanssen, Jacob Hanssen, Cornelius Van Duyn As L...tu... Freeholders of Brooklyn	2:225	Part of a Large Tract
1704	Jacobs George, Jacobs Trentye (wife), Joras Harman, Joras Nettie (wife)	Garrett Middagh	2:280	Part of a Large Tract
1715	Nicoll William, Beekman Gerrard, Coa John, Coa Sarah	Thomas Palmiter	4:103, 105	Part of a Large Tract

Date	Grantor	Grantee	Liber: Page	Notes
1717	Thomas Palmiter, Margarit Palmiter (wife)	Hans Bergen	4:144	Those several dwelling houses and all that parcel of land lying and being at the Ferry in town of Brooklyn. Lately belonging to John and Sara Coa
1720	Bergen Hans, Bergen Rachel (wife)	William Baker	4:297	Part of a Large Tract
1720	Bergen Hans, Bergen Rachel (wife)	William Baker	4:298	Part of a Large Tract
1724	Baker William, Baker Hannah (wife)	Daniel Bontecou	5:35	Diagram
1730	Town of Brooklyn	Freeholders of Brooklyn	5:96	Common Lands
1744	Bergen Hans, heirs of	Samuel Hopson	5:129	Diagram
1758	Hopson Samuel	John Carpenter	6: 62, 63, 370	Diagram
1761	Hopson Samuel	Benjamin Everit	6:55, 56, 87, 89	Diagram
1761	Hopson Samuel, Hopson Alice (wife)	Benjamin Everit	6:55, 56, 87, 89	Diagram
1764	Benjamin Everit	Joshua Mills	6:87, 89	All that house and lot near the ferry in Brucklin
1764	John Middagh	Gerrit Middagh	6:132	Part of a Large Tract
1764	John Middagh, Hannah Middagh	Gerrit Middagh	6:133	Part of a Large Tract
1768	Van Brunt Rutgert (sherriff), Garrison John, Judgement Debbir (?)	Leffert Lefferts	6:183	Diagram
1770	Wickham William, Wickham Sarah (wife)	John Carpenter	6:272, 274, 4:154	Whereas William Wickham and John Carpenter did heretofore agree to purchase of the devices of Samuel Hopson the house and lot of ground
1770	Wickham William, Wickham Sarah (wife)	John Carpenter	6:274, 272, 7:186	One equal half part of a dwelling house and lot of ground at Brookland ferry.
1786	Vandervoost Peter (sheriff)	John Carpenter	6:370	Part of a Large Tract

Date	Grantor	Grantee	Liber: Page	Notes
1787	Carpenter John, Carpenter Sarah (wife)	John Van Nostrand	6:376	Block 202
1787	Horsfield Jane	John Van Nostrand	6:378	All that certain parcel of land near the place of ferriage between NY and Nassau Island.
1793	Carpenter George, Carpenter Ruth (wife)	Gerard Steddiford	8:51	Village of Brooklyn, Part of a Large Tract
1793	Steddiford Gerard, Steddiford Jane (wife)	Sarah Carpenter	8:53	Part of a Large Tract
1795	Hicks Jacob, Hicks John, Hicks Elizabeth (wife)	Burdet (?) Stryker	7:9	Part of a Large Tract
1795	Vanloott John, Van Nostrand Isaac, Van Nostrand Martha (wife)	Isaac Remsen	7:11	Part of a Large Tract
1803	Morris William, Morris Sarah (wife)	Sarah Carpenter	8:55	Part of a Large Tract
1807	Doughty John, Doughty Sarah (wife)	David Seaman	9:119	Looks like lot 18. Diagram
1807	Schoonmaker John (sheriff)	John Doughty	23:182,181	lot 18, Diagram. Brooklyn Inn of easterly in front by sheet Idg. From ferry in Brkn Churcle (?)
1807	Stryker Burdett, Stryker Susannah (wife)	John Doughty	23:181, 9:119, 23:182	lot 18, Diagram. Brooklyn Inn of easterly in front by sheet Idg. From ferry in Brkn Churcle (?)
1809	Brooklyn and Jamaica and Flatbush Turnpike Road	Inquisition Tapp...ment (?)	9:505	Part of a Large Tract
1811	Remsen Abraham, Remsen Elizabeth (wife)	Isaac Weeks	10:214, 8:363	Lot on the main street leading to the ferry stairs
1811	Garrison John, Garrison Mary (wife)	Selah Smith	14:365	Diagram
1813	Weeks Isaac, Weeks Pheobie (wife)	Samuel Watts, Cornelius Van Cleef	11:22, 12:529	Illegible text, Diagram

Date	Grantor	Grantee	Liber: Page	Notes
1819	Smith Benjamin, Smith Phebe (wife)	James W. Burtis	12:608, 30:250	Illegible text, Diagram
1820	Watts Samuel, Watts Maria (wife), Van Cleef Cornelius, Van Cleef Christiana (wife)	Everit Barkeloo	12:220, 21:11, 8:359	Illegible text, Diagram
1821	Smith Benjamin, heirs of	Valentine Smith	13:94	same block diff lot, diagram.
1822	Doughty John, Doughty Sarah (wife), Seaman David, Seaman Abigail	Isaac Nostrand	13:336	Diagram
1824	Smith Valentine	Stephen Wood	14:280, 13: 94	Illegible text, Diagram, same block diff lot.
1825	Nostrand Isacc, Nostrand Mary Anna	Joseph Masen	16:196	Diagram
1825	Drake Jeremiah I. Master in Chancery	Allen Lippincott	21:400	Part of a Large Tract
1827	Wills Thomas, Master in Chancery	Allen Lippincott	22:235	Diagram
1827	Smith Ann	Allen Lippincott	22:237	Part of a Large Tract
1827	Seaman David, Seaman Abigail (wife), Doughty John, Doughty Sarah (wife)	George A. Hicks	23:121, 214, 9:119, 37:83	Diagram
1827	Garrison John	George A. Hicks	23:212, 214, 9:119, 37:83	Diagram
1828	City Banks of New York	John Wikaman (?)	23:422	Diagram
1828	Dean John (sheriff), Remsen Charles, Money Judgement	City Bank NY	24:88	Part of a Large Tract
1828	Lippincott Allen	William Jenkins	24:204	Part of a Large Tract
1828	Jenkins William	George Powers Sr.	24:208	Part of a Large Tract
1828	Masen Joseph, Masen Rachel	Daniel Wright	24:297	unhelpful diagram
1828	Jenkins William	John Dikeman	24:411	Part of a Large Tract
1828	Powers George Sr., Powers Mary (wife)	William Powers	25:8	Diagram

Date	Grantor	Grantee	Liber: Page	Notes
1829	Shotwell Samuel, Shotwell Gutharime (?) (wife)	William Jenkins	23:100, 7:11, 24:411	Mid block, Diagram
1829	Suydam Hendrick L., Suydam Peggy	John Hunter	26:259, 34:286, 8:359	illegible text, diagram
1829	Cole Peter, Cole Matilda (wife)	John Dikeman	26:368	Diagram
1829	Merceen (?) William, Merceen Maria	John Dikeman	26:378	Diagram
1829	Carpenter William, Sarah, Catherine, Charles, John, William, Elizabeth, Sarah Morris, Frances Stout, George Carpenter	John Garretson	32:229	Diagram
1830	Powers William	Henry Aldworth	28:126	Diagram
1831	Weekes James	Samuel Hicks, Gabriel Furman, as asergnecs (?) of James Weekes	30:245	Diagram
1831	Burtis James W., Burtis Rachel	Richard S. Williams	30:250	Diagram
1831	Williams Richard S., Williams Amy (wife)	Thomas Gerald	30:404, 250, 33:420	Diagram
1831	Aldworth Henry, Aldworth Anna Lartitia	Eliza Gardiner	31:95	Diagram
1831	Hicks George (?), Hicks Elizabeth	John G. Hicks, (?) Smith	31:233	Diagram
1832	Gerald Thomas	Charles Watrous	33:420, 30:404, 12:608	Diagram
1832	Hunter John, Hunter Mary (wife)	Miles Wood	34:286	Diagram
1833	Hunter John	Miles Wood	36:68, 69	Diagram
1833	Wright Daniel	Joseph Moser	36:127, 39:390, 24:297	Diagram
1833	Hood Miles, anabella (wife)	Nathaniel Gardiner	36:69, 324, 68, 39:38	Diagram
1833	Dikeman John, Dikeman Susan, Strycker Susan, Remsen	Joseph Moser, Lose Van Nostrand	38:352, 42:178, 38:368	Block 202

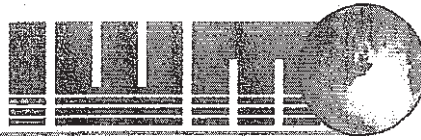
Date	Grantor	Grantee	Liber: Page	Notes
1833	Hicks George A., heirs of	Polyanna (?) W. Daves	379:83, 119, 23:212, 214	Diagram
1833	Morse Nathan, Master of Chancery	Seumus Barkeloe	36:324, 69, 39:38	Diagram
1833	Barkeloe Seumus	Joseph Moser, Lasee Van Nostrand	36:324, 39:38, 353	x3 Diagram
1834	Moser Joseph, Rachel (wife), Van Nostrand Losee, Elizabeth (wife)	Gabriel Leverich	39:353, 38, 36:324	Diagram
1834	Moser Joseph, Rachel (wife)	Nathaniel Gardiner	39:390	Diagram
1834	Gardiner, Nathaniel, Elizabeth (wife)	Gabriel Leverich, Joshua Tolford	41:473, 42:18, 36:69	Diagram
1834	Gardiner, Nathaniel, Elizabeth (wife)	James Halters, Joshua Toldford	41:469	Diagram
1834	Leverich Gabriel	Joshua Tolford	41:473, 42:18, 36:69	Diagram
1834	Moser, Joseph, rachel (wife), Van Nostrand Losee, Elizabeth (wife)	Nathaniel Gardiner	20:368, 36:352, 42:178	Diagram
1834	City of Brooklyn	Milles Wood	42:330	Diagram
1834	Gardiners Nathaniel, Eliza (wife)	William B. Bolles	43:276	Block 202
1835	Smith Valentine, Sarah (wife), Wood Sephen, Nancy (wife)	Miles Wood	45:368	Block 202
1835	Bolles William B., Leonora (wife)	Stephen A. Halsey	56:343, 100:26	Block 202
1836	Cornell Abigail, Miriam, White Harriet	Benjamin Davis	58:91	All that certain corner dwelling house and lot of ground on the NE corner of Doughty St and Elizabeth St.
1843	Wood Stephen	David B. Baylis as received by Stephen Wood	114:489	Block 202
1845	Carpenter John , Sarah (wife)	John Guest	137:471, 6:370	Block 202
1847	Hicks John G	Julia O. Hicks, Euphamia Hicks, Elizabeth Hicks	167:352	Block 202

Date	Grantor	Grantee	Liber: Page	Notes
1848	Gardiner Nathaniel	John B. Gardiner, William H. Gardiner	188:88	Lot 14
1849	Hicks George A.	Benjamin Davis	204:49	Block 202
1853	Hicks George A., Caroline (heir)	Benjamin Davis	312:349	Block 202
1857	Wood Miles	Isaac Van Ander	447:159	Lot 12
1859	Burtis Oliver, Wood Stephen, Carman F., Wood David, Carman A., Valentine Richard	Miles wood, Silas Wood, Samuel Wood, Miles Wood	451:116	Inheritance
1861	Gardiner William	John B. Gardiner	552:437	Lot 14
1862	Gardiner John B.	David K. Diecker	58:315	Lot 14
1867	Joylord Joshua	Isaac Van Ander	743:428	Block 202
1869	Van Ander Isaac	William Kingsley	933:84	Lot 12
1876	French Church of Saint Esprit	Montague Ward	1247:70	Lot 14
1880	Tolford Joshua	Harriet A. Noyes	1387:497	Block 202
1881	Noyes Harriet A.	Charles R. Tolford	1414:145	Block 202
1882	Tolford Charles R.	Miriam M. Seicker	1452:44	Mid Block 202, Lot 14
1882	Tolford Charles R.	Joseph Braun	1449:263	Lot 18
1892	Lyon Edward P., Smith Percival	William M. Ducker	2146:233	Lot 14
1895	Hallock Amy J.	Alfredo del Genovise	1:217, 539	Lot 14
1897	French Church of Saint Esprit	Alfredo del Genovise	6:71	Lot 14
1899	Ducker Maria	Alfredo del Genovise	10:132	Lot 14
1900	Ducker Maria	Alfredo del Genovise	42:457	Lot 14
1912	Leonard William	David Furgeson	3387:146	Lot 18
1914	Ferguson David	Floridine Manufacturing Co.	3455:505	Lot 18
1918	Floridine Manufacturing Co.	Lustrite Corp	3736:500	Lot 18
1919	Meyer William	Marie Sivers	3770:475	Doughty St 66 and Hicks St 49 and Fulton 48
1921	Hochstadt John	Harry Diamond	4022:473	58 Fulton
1922	Diamond Harry	Surrender of Lease	4175:116	58 Fulton
1924	Kaufrar Abyn	Mollie Rosenfeld	4454:60	58 Fulton, 48 Hicks

Date	Grantor	Grantee	Liber: Page	Notes
1927	Hecrbochel George	Anna Rohrs	4787:231	Lot 18
1927	Rohrs Anna	Osmonde E. Saunders	4785:398	Lot 18
1929	Del Genovise	United States Trucking Corp	5086:166	Lot 14
1931	Lustrite Corp	Ralph Kirkman	5198:405	Lot 18
1936	Kirkman Ralph	Dora Janovsky	5534:290	Lot 18
1941	United States Trucking Corp	Thomas Jordans and Son	5984:1	Lot 14
1944	Janovsky Dora	Morris Janovsky	6585:535, 61	Lot 18
1951	United States Trucking Corp	Alfred Giordano	7727:388	Lot 14
1952	F and S Realty Corp	Garry Ketchan	7770:312	Lot 18
1952	Ketchan Garry	Bassons Picture Framing Co	7967:19	Lot 18
1953	Bassons Picture Framing Co	Sulin St Corp	8665:530	Lot 18
1968	Shannon-Hicks Corp	American Oil Co. Lessee	671:136	Lot 14
1977	Winokur Doris	Don Lenti	967:1417	Lot 12
1982	Ivorkay Realty Corp	Irving Kerner	1338:1224	Lot 18
1982	Kerner Irving	Goh and Chan York	1338:1222	Lot 18
1984	Shannon-Hicks Corp	Capsule Motors Inc	1540:72	Lot 14
1987	York, Goh and Chan	J. Han and H. Han	2123:1477	Lot 18
1988	Han H.	Chinatown Federal Savings Bank	2309:2397	Lot 18
1991	Lenti Don	Grandbee Holdings Corp	2722:787	Lot 12
1994	Grandbee Holding Corp	Joseph Donald Barron	3403:1487	Lot 12
1999	Ahn J.	Chinatown Federal Savings Bank	4611:1031	Lot 18



## **APPENDIX C: PHASE I ENVIRONMENTAL ASSESSMENT**



INDUSTRIAL WASTE MANAGEMENT, INC.

PHASE I ENVIRONMENTAL ASSESSMENT FOR:

Block 202, Lot 14  
50 Old Fulton Street  
Brooklyn, Kings County  
New York

CONDUCTED FOR:

Kearny Bank  
120 Passaic Avenue  
Fairfield, New Jersey  
07004

CONDUCTED BY:

Industrial Waste Management  
135 Lincoln Boulevard  
Middlesex, New Jersey  
08846

August 31, 2016

PHASE I ENVIRONMENTAL ASSESSMENT:

Facility Name/Operator: Sam's Auto Body Shop

Owner: French Church Du Saint Esprit

Address: Block 202, Lot 14  
50 Old Fulton Street  
Brooklyn, Kings County  
New York

Inspector: William Nehls

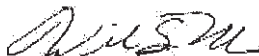
Date of Inspection: August 23, 2016

Weather: Sun

Temperature: 70's F

Written By: William Nehls

I declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part (40 CFR Part 312) and I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



William F. Nehls. CHMM  
Director of Operations

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## **1.0 SUMMARY**

Industrial Waste Management Incorporated, at the request of Kearny Bank, completed a Phase I Environmental Assessment on the property located at Block 202, Lot 14, 50 Old Fulton Street, Brooklyn, Kings County, New York. The investigation was conducted in accordance with the standards established by the American Society for Testing and Materials (ASTM), Standard E1527-13, and the due diligence requirements of Kearny Bank.

Information on the site inspection, historical review, governmental record review, interviews with knowledgeable personnel and radius review is contained in the following report. Based on our review of this information and based on our professional judgment the following recognized environmental concerns were identified at the subject site:

1. Suspected underground storage tanks
2. Presumed asbestos containing material (PACM)
3. Closed hydraulic lifts
4. Floor drains
5. Spray paint mixing and storage room
6. Potential for off-site contamination

## **2.0 INTRODUCTION**

### **2.1 Purpose**

Industrial Waste Management Incorporated, at the request of Kearny Bank, completed a Phase I Environmental Assessment on the property located at Block 202, Lot 14, 50 Old Fulton Street, Brooklyn, Kings County, New York (See Appendix A). The Assessment was triggered as part of Kearny Bank's standard operating procedures in connection with the financing of the above noted property.

The purpose of this assessment is to identify recognized environmental conditions as defined under the American Society for Testing and Materials (ASTM), Standard E1527-13. A recognized environmental condition means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.

### **2.2 Scope of Work**

The Phase I Environmental Assessment consisted of an on-site inspection to determine areas of recognized environmental conditions, including:

1. the presence or potential presence of hazardous materials and wastes on-site and signs of contamination,
2. the presence of above ground and/or underground storage tanks and waste disposal facilities,
3. the use and presence of chemicals on-site including suspected asbestos containing materials, lead-based paint, or other materials,
4. the presence of electrical and/or other equipment on-site that has the potential of being contaminated with polychlorinated biphenyls (PCBs).

In addition, the following information was reviewed:

1. the identification of past and present uses and conditions of the property and adjoining properties,
2. the review of records regarding previous environmental actions/litigations, spill incidents, violations, environmental permits, and compliance status of current environmental permits held by current owners/operators,
3. the review of real estate use activities of all adjacent businesses, land owners or tenants to assess the potential for migration of contaminants to the subject property,
4. radius review of sites which may have an environmental impact on the subject property.

On August 23, 2016, IWM personnel conducted an on-site investigation to determine if any areas of environmental concern were associated with the property known as Block 202, Lot 14, 50 Old Fulton Street, Brooklyn, Kings County, New York. The investigation was conducted in accordance with the standards established by the ASTM, Standard E1527-13, and the due diligence requirements of Kearny Bank.

### **2.3 Significant Assumptions**

A recognized environmental condition does not include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action.

This practice as outlined by ASTM Standard E1527-13 is site specific in that it relates to the assessment of environmental conditions on a specific parcel of commercial real estate. Consequently, this practice does not address other additional issues raised in transactions such as purchases of business entities, or interests therein, or of their assets, that may well involve environmental liabilities pertaining to properties previously owned or operated or other off-site environmental liabilities.

### **2.4 Limitations and Exceptions**

The scope of this report is limited to the matters expressly covered herein. The report reflects observations made solely on the date and time of the inspection and is not intended to cover any areas of environmental concern subsequent to the day and time of the inspection. Any reuse of this report without the written authorization of Industrial Waste Management, Incorporated for purposes other than the specific purpose for which it was requested will be at the owner's sole risk and without liability to Industrial Waste Management, Incorporated.

Non-scope issues, with the exception of asbestos and lead-based paint, are not addressed in this report. Specifically, these additional non-scope issues include, lead in drinking water, wetlands, radon, urea formaldehyde foam insulation, regulatory compliance, ecological resources, endangered species, indoor air quality (including but not limited to vapor intrusion), cultural and historic resources, industrial hygiene issues, mold and mildew, non-point source pollution, health and safety, controlled substances and high voltage power lines.

It should be noted, that no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the subject property. Performance of this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property.

No soil, water, ground water, air or any other sampling and/or subsurface evaluation was completed at the subject property during IWM's time on-site. Therefore, no absolute statement can be made as to the presence and/or absence of contamination, underground storage tanks, and/or any other environmental concern located on the subject property. The finding and conclusions presented in this report are based solely on professional judgment of visual observations, information reported by persons during our interview process, and materials obtained from governmental and other outside sources. No warranty is made, expressed, or implied concerning the presence and/or absence of contaminants, underground storage tanks, and/or any other environmental concern on the subject property based upon the results of this investigation.

It should be noted that this assessment complies with ASTM Standard E1527-13 and may not comply with any other Federal and/or State requirement.

All recommendations, findings and conclusions stated in this report are based upon observations made at the facility on the day and at the time of the inspection. No sampling and/or subsurface evaluation was done on the day of inspection. Our recommendations are also based on information provided by and/or record reviews with:

Environmental Protection Agency  
New York Department of Environmental Conservation  
New York City Municipal Departments  
Environmental Data Resources

## **2.5 Special Terms and Conditions**

As requested by Kearny Bank, several environmental issues were addressed which are outside the scope of ASTM Standard E1527-13. Those issues which were addressed during this assessment include suspected asbestos containing materials and lead-based paint.

No other special terms and/or conditions are associated with this assessment.

## **2.6 Reliance**

IWM has relied upon the information provided by the owner, occupants and/or governmental agents and has not verified said information independently unless IWM has obtained actual knowledge that the information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained during the environmental assessment.

This environmental site assessment was undertaken at the request of Kearny Bank and no party other than Kearny Bank can rely on this environmental site assessment for any reason without the written authorization of Industrial Waste Management.

### **3.0 SITE DESCRIPTION**

#### **3.1 Location and Legal Description**

During the inspection, it was determined that the subject property is currently located at 50 Old Fulton Street, Brooklyn, Kings County, New York. The property consists of a 0.16 acre lot which is located between Hicks Street and Front Street.

According to tax records, the property is identified as Block 202, Lot 14 for tax purposes. The site is designated for commercial/auto body repair use.

#### **3.2 Site and Vicinity General Characteristics**

On the day of inspection it was determined that the general topography of the area sloped upward to the north and west and sloped downward to the south and east.

Currently, a single story commercial building is located on the subject property.

#### **3.3 Current Uses of Property**

The subject property houses a commercial building with one tenant.

#### **3.4 Descriptions of Structures, Roads & Improvements and Utilities**

According to historical information, the building located on the subject property was built prior to 1887. The building is currently being heated by natural gas which is supplied by ConEd. Electricity is supplied by ConEd.

Based on the on-site inspection it was determined that the area in which the site is located is supplied with potable water by the New York City potable water distribution system. During the on-site inspection, there were no visible indications of a potable well on-site.

Currently, the subject site is serviced by the New York City sanitary sewer system. During the on-site inspection, there was no visible evidence of a septic system on-site.

Based on the on-site inspection it was determined that the area is serviced by the New York City storm water sewer system. During the inspection, there was no visible storm water drainage problem associated with the site.

#### **3.5 Current Uses of Adjoining Properties**

All adjacent properties are commercial in nature. Manufacturing and/or industrial entities were not noted in the immediate area surrounding the subject property.

## **4.0 USER PROVIDED INFORMATION**

### **4.1 Title Records**

Title Records have not been provided by the user to IWM.

### **4.2 Environmental Liens or Activity and Use Limitations**

To the best of the user's knowledge, there are no environmental liens or activity use limitations encumbering the subject property.

### **4.3 Specialized Knowledge**

To the best of the user's knowledge, there is no information available regarding prior owners or the prior uses of the subject property that may be material to identifying recognized environmental conditions.

### **4.4 Commonly Known or Reasonably Ascertainable Information**

No additional information has been provided to IWM by the user with respect to the subject property.

### **4.5 Value Reduction for Environmental Issues**

The user has not provided IWM with any information regarding the valuation of the subject property and how it relates to environmental issues.

### **4.6 Owner, Property Manager, and Occupant Information**

The current owner is French Church Du Saint Esprit. The subject property houses a commercial building with one tenant, Sam's Auto Body Shop.

### **4.7 Reason for Performing Phase I**

The Phase I is being performed because the subject property is being financed, and it is the user's standard operating procedure to require Phase I Environmental Assessments on transactions such as these.

### **4.8 Other**

No other environmental information regarding the subject property has been made available from the user.



## 5.0 RECORDS REVIEW

### **5.1 Standard Environmental Record Sources, Federal and State**

A compliance check was made with the New York Department of Environmental Conservation (NYDEC) and the United States Environmental Protection Agency (USEPA). A USEPA database search did not reveal any permits for the subject property. As of this date, the NYDEC has not yet responded to this inquiry. Any applicable information from this department received subsequent to the submittal of this report will be supplied in an addendum report.

### **5.2 Standard Environmental Record Sources, Local**

A compliance check for the subject property was undertaken with the New York City Municipal Departments. As of this date, these Departments have not responded to this inquiry. Any applicable information from these departments received subsequent to the submittal of this report will be supplied in an addendum report.

### **5.3 Environmental Database Record Search**

A computer database search of Federal and State Environmental Records was completed by EDR on August 17, 2016 based on ASTM-specified minimum search distances. A copy of the report is provided in Appendix C.

The subject property was identified on the Historic Auto database under the name of Capsule Motors Inc. with an address of 50 Cadman Plaza West. This company was identified on-site for the years 2001 through 2006. No additional information was provided in this database (see Appendix C).

Database	Search Distance (mile)	# of Locations	Target Site?	Potential to Affect Site?
National Priority Listing	1.0	0	No	No
CERCLIS List	0.50	0	No	No
CERCLIS NFRAP	0.25	4	No	No
RCRA CORRACTS TSD	1.0	0	No	No
RCRA non-CORRACTS TSD	0.50	0	No	No
RCRA Generators	0.25	13	No	No
ERNS	TP	0	No	No
Landfill and/or solid waste disposal sites	0.50	3	No	No
LUST	0.50	19	No	Yes
UST	0.25	13	No	No
SHWS	1.0	9	No	Yes

VCP	0.5	0	No	No
INST & ENG Controls	0.5	2	No	No
Brownfields	1.0	1	No	No

**KEY:**

CERCLIS = Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS NFRAP = No Further Remedial Action Planned

RCRA CORRACTS-TSD = Environmental Protection Agency's list of treatment, storage, or disposal facilities subject to corrective action under the Resource Conservation and Recovery Act

RCRA non-CORRACTS TSD = those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by the Resource Conservation and Recovery Act

RCRA Generators = those persons or entities that generate hazardous waste as defined & regulated by the Resource Conservation & Recovery Act

ERNS = Environmental Protection Agency's emergency response notification system list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center

LUST = leaking underground storage tanks

UST = registered underground storage tanks

SHWS = State Hazardous Waste Site as recognized by the State

TP= Target Property

A summary and explanation of the database review follows:

### **5.3.1 National Priorities List**

The National Priorities List is EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial action under the Superfund Program. To be included on the NPL, a site must either meet or surpass a predetermined hazard ranking systems score, be chosen as a state's top priority site, or meet all three of the following criteria:

1. The U.S. Department of Health and Human Services issues a health advisory recommending that people be removed from the site to avoid exposure.
2. The EPA determines that the site represents a significant threat.
3. The EPA determines that remedial action is more cost effective than removal action.

Based on the review of this listing, no Superfund sites were identified to be within a one mile radius of the site. The subject property is not listed on this database.

### **5.3.2 CERCLIS**

The CERCLIS list is a compilation by the EPA of those sites that the EPA has investigated or is at present investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA).

Based on the review of this list, no CERCLA sites were identified to be within a one-half mile radius of the site. The subject property is not listed on this database.

### **5.3.3 CERCLIS NFRAP**

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. As per ASTM Standards, such a facility was not identified as being located on the subject property or on any adjoining properties.

### **5.3.4 Resource Conservation and Recovery Act (RCRA)**

The EPA's Resource Conservation and Recovery Act program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA facilities database is a compilation by the EPA of reporting facilities that generate, transport, treat, store, or dispose of hazardous waste.

#### **5.3.4.1 Treatment, Storage, and Disposal Facilities Subject to Corrective Action**

This database contains information pertaining to hazardous waste treatment, storage, and disposal facilities (RCRA TSDs) which have conducted, or are currently conducting, a corrective action as regulated under the Resource Conservation and Recovery Act. Based on the review of this list, no sites were identified to be within a 1 mile radius of the site. The subject property is not listed on this database.

#### **5.3.4.2 TSD's not Subject to Corrective Action**

A one-half mile radial search was conducted to determine the presence of any treatment, storage, and/or disposal facilities located in the area. Based on a review of this database, no facilities were identified to be within this distance from the subject site. The subject site is not listed on this database.

#### **5.3.4.3 RCRA Generators**

RCRA large quantity generators are facilities which generate at least 1000 kg per month of non-acutely hazardous waste or 1 kg per month of acutely hazardous waste. As per ASTM Standards, such a facility was not identified as being located on the subject property or on any adjoining properties.

RCRA small quantity generators are facilities which generate less than 1000 kg per month of non-acutely hazardous waste. As per ASTM Standards, such a facility was not identified as being located on the subject property or on any adjoining properties.

### **5.3.5 Emergency Response Notification System (ERNS)**

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center, and the Department of Transportation. As per ASTM Standards, such a facility was not identified as existing on the subject property.

#### **5.3.6 Solid Waste Facilities**

The Solid Waste database lists those solid waste landfills, incinerators, and transfer stations permitted to operate in the State. Based on the review of this list and the U.S.G.S. topographic map associated with the subject property, no solid waste facilities were identified to be in the projected hydrogeologic upgradient direction within a one-half mile radius of the site. The subject property is not listed on this database.

#### **5.3.7 Leaking Underground Storage Tanks**

The Leaking Underground Storage Tank (LUST) database lists those facilities known or suspected of having leaking underground storage tanks. Based on the review of this list and the U.S.G.S. topographic map associated with the subject property, one active known or suspected discharge was identified to be in the projected hydrogeologic upgradient direction within a one-half mile radius of the site. The subject property is not listed on this database.

1. Kingdom Support Service, 74 Adams Street, Brooklyn, NY

According to the database, the above noted site has known contamination present. However, no additional information is available with respect to its potential impact on the subject property. Therefore, this site is suspected to be an environmental concern in relation to the subject property.

#### **5.3.8 Underground Storage Tanks**

The Underground Storage Tanks database lists the underground storage tanks that are registered with the State. As per ASTM Standards, no registered underground storage tanks were located on the subject property or adjoining properties.

#### **5.3.9 State Hazardous Waste Sites**

A listing of sites was compiled within the State where contamination of soil and/or ground water has been confirmed. A review of this listing was also conducted for entities off-site which may have a potential of impacting the subject site. Based on the review of this list and the U.S.G.S. topographic map associated with the subject property, one active SHWS site was identified to be in the projected hydrogeologic upgradient direction within a one mile radius of the site. The subject property is not listed on this database.

1. Emmanuel Cellard Fed, 225 Cadman Plaza, Brooklyn, NY

According to the database, the above noted site has known contamination present. However, no additional information is available with respect to its potential impact on the subject property. Therefore, this site is suspected to be an environmental concern in relation to the subject property.

#### **5.3.10 Voluntary Cleanup Program**

The voluntary remedial program uses private monies to get contaminated sites remediated to levels allowing for the site's productive use. Based on the review of this list, no VCP sites were identified to be within one-half mile radius of the site. The subject property is not listed on this database.

#### **5.3.11 Institutional & Engineering Controls**

A one-half mile radial search was conducted to determine the presence of any sites with deed notices in place which restricts the use of a contaminated property. Based on a review of this database and the U.S.G.S. topographic map associated with the subject property, no sites were identified to be in the projected hydrogeologic upgradient direction within this distance from the subject site. The subject site is not listed on this database.

#### **5.3.12 Brownfields**

The Brownfields database is a list of sites compiled by the State that are currently underutilized or vacant and are suspected to have soil or groundwater contamination present on-site that is above the applicable cleanup criteria. Based on a review of this database and the U.S.G.S. topographic map associated with the subject property, no sites were identified to be in the projected hydrogeologic upgradient direction within one-quarter mile from the subject site. The subject site is not listed on this database.

#### **5.3.13 Vapor Encroachment Screening**

A vapor encroachment screening was completed for the subject property. The purpose of this screening was to determine if any chemicals of concern may potentially have the ability to migrate onto the subject property as vapors resulting from soil and or ground water contamination on or near the subject property. As defined under the ASTM Standard, Tier 1 screening does not include the evaluation of existing or newly acquired soil, ground water or soil gas data. An evaluation of that data would be conducted during a Tier 2 screening which would only be conducted if a Tier 1 screening could not rule out a vapor encroachment condition.

Based on information obtained through the radius search report regarding contaminated sites in the area of the subject property, the potential for a vapor encroachment condition to exist at the subject property is low due solely to these off-site facilities.

#### **5.4 Additional Environmental Record Sources**

To comply with ASTM Standard E1527-13, only the required environmental record sources have been requested or reviewed. At this time, additional sources have not been requested or received by IWM.

#### **5.5 Physical Setting Sources**

Based on review of the USGS-Current 7.5 Minute Topographic Map associated with the subject property, the subject property appears to be approximately 25 feet above sea level. The projected hydrogeologic downgradient direction is north and west.

### **5.6 Historical Use Information on the Subject Property and Adjoining Properties**

Based on our historical review, the subject property has been used for commercial and residential purposes over the years. Copies of historical research documentation are provided in Appendix D.

To obtain additional information regarding the historical development of the subject site, IWM personnel reviewed a search for the available Sanborn Fire Insurance Maps from the year 1890 to the present. Sanborn Maps for the years 1887, 1904, 1915, 1938, 1950, 1969, 1977, 1979, 1980, 1981, 1982, 1986, 1987, 1988, 1989, 1991, 1992, 1993, 1995, 1996, 2001, 2002, 2003, 2004, 2005, 2006 and 2007 were available. Each of the maps will be discussed below.

<b>Year</b>	<b>Subject Property</b>	<b>Adjoining Properties</b>
1887	Lodgings, shoe factory and cigar factory	Commercial and residential entities
1904	Lodgings and cigar factory	Commercial and residential entities
1915	Lodgings, metal works and Rex Extraction Co.	Commercial and residential entities
1938	United States Trucking Corp. garage with two gas tanks	Commercial and residential entities
1950	Trucking garage with two gas tanks	Commercial entities
1969	Storage building with two gas tanks	Commercial entities
1977	Auto repair	Commercial entities
1979	Not depicted	Commercial entities
1980, 1981, 1982, 1986, 1988, 1987, 1989	Auto repair	Commercial entities
1991, 1992, 1993, 1995, 1996	Auto repair	Commercial entities
2001, 2002, 2003, 2004, 2005, 2006, 2007	Auto repair	Commercial entities

IWM personnel reviewed a search for the Aerial Photographs available for the subject property. Aerials for the years 1924, 1940, 1943, 1951, 1954, 1961, 1966, 1971, 1974, 1981, 1985, 1991, 1995, 2006, 2009 and 2011 were available. Each of the photos will be discussed below.

<b>YEAR</b>	<b>USES</b>
1924	The subject building is present on-site.
1940, 1943	The subject building is present on-site.
1951, 1954	The subject building is present on-site.
1961, 1966	The subject building is present on-site.



YEAR	USES
1971, 1974	The subject building is present on-site.
1981, 1985	The subject building is present on-site.
1991, 1995	The subject building is present on-site.
2006, 2009, 2011	The subject building is present on-site.

IWM personnel reviewed a search for the Historical Topographic Maps available for the subject property. Maps for the years 1897, 1898, 1900, 1947, 1955/1956, 1967, 1979/1981, 1995 and 2013/2014 were available. Each of the maps will be discussed below.

YEAR	USES
1897, 1898	A building is present on-site whose use could not be determined.
1900	A building is present on-site whose use could not be determined.
1947	A building is present on-site whose use could not be determined.
1955/1956	Due to the density of buildings only major structures are depicted.
1967	Due to the density of buildings only major structures are depicted.
1979/1981	Due to the density of buildings only major structures are depicted.
1995	Due to the density of buildings only major structures are depicted.
2013/2014	Due to the density of buildings only major structures are depicted.

IWM personnel reviewed a search for the City Directory available for the subject property. Information for the years 1928 through 2013 was found and will be discussed below. It should be noted that these years are not necessarily inclusive.

YEAR	USES
1976	Cadman Foreign Car Service
1980	Cadman Foreign Car Service
1985	Capsule Motors Inc., Cadman Motor Works
1992	Capsule Motors Inc.
2000	Capsule Motors Inc.
2013	Locksmith

## **6.0 INFORMATION FROM SITE RECONNAISSANCE**

### **6.1 Methodology and Limiting Conditions**

Access to the following was not attained on the day of the site inspection: IWM personnel gained access to the subject building and property.

### **6.2 General Site Setting**

On August 23, 2016, IWM personnel conducted an on-site investigation to determine if any areas of environmental concern were associated with the property known as Block 202, Lot 14, 50 Old Fulton Street, Brooklyn, Kings County, New York. The investigation was conducted in accordance with the standards established by the ASTM, Standard E1527-13, and the due diligence requirements of Kearny Bank.

### **6.3 Exterior and Interior Observations**

The on-site inspection included visual observations for recognized environmental conditions within the building located on-site as well as the surrounding subject property. The following were our visual observations.

#### **6.3.1 Hazardous Substances, Spills, Odors, Stressed Vegetation**

During the inspection, small quantities of hazardous materials were observed within the building. These materials were primarily cleaners and maintenance supplies used on-site. However, as consumer commodities these quantities are not regulated under current Federal or State hazardous waste regulations. Therefore, these materials will not be discussed further in this report.

Based on our on-site inspection the following hazardous materials were identified on-site:

- Solvent based paints
- Corrosive liquids
- Flammable liquids
- Solvents
- Mineral spirits
- Petroleum products

Based on our on-site inspection, it was determined that the subject facility does generate hazardous waste. The following hazardous wastes were identified on-site:

- Waste solvent paints
- Waste oil
- Waste mineral spirits
- Spray paint booth filters

It should be noted that the auto repair shop has a solvent recycling system in place.

Our inspection of the subject facility and remaining property did not reveal any visible evidence of spills or the illegal disposal of hazardous materials and/or hazardous waste. In addition, there was no visible indication of distressed vegetation on-site. No noxious odors were noted on the day of inspection.

Closed hydraulic lifts with in-ground hydraulic oil tanks were observed on-site in the work area.

#### **6.3.2 Stains and Corrosion**

Our inspection of the subject facility and remaining property did reveal visible evidence of staining. Staining of the concrete floor was observed in the work area, spray paint booth and paint mixing and storage room.

#### **6.3.3 Storage Tanks**

During the initial on-site inspection, a visual survey was conducted so as to determine the likely presence of any Above Ground Storage Tanks (AGSTs) or Underground Storage Tanks (USTs) on the subject property. One AGST was observed on-site. In addition, there were obvious visible indications, specifically a fill pipe, indicating the presence of an UST on the property. It should be noted that no subsurface evaluation was done on the day of inspection so no definitive statement can be made as to the presence and/or absence of USTs on-site.

A 275 gallon AGST is present in the garage which contains waste oil.

A fill pipe was observed in the front sidewalk of the subject property. The plate covering the fill pipe is labeled Gasoline Permit #629-47-SM.

#### **6.3.4 Indications of PCBs**

No pole and/or pad mounted transformers were observed on the subject property.

#### **6.3.5 Indications of Solid Waste Disposal**

During the inspection, there was no visible indication of the illegal dumping or disposal of solid waste on-site. There was no visible indication of the potential of waste materials being buried on the subject site. Unusual odors were not detected during the site inspection.

Solid waste that is generated on-site is contained in dumpsters and which is disposed of off-site.

#### **6.3.6 Suspected Asbestos Containing Materials**

During the inspection, a visual survey was conducted so as to determine the likely presence of any suspected asbestos containing materials located on the subject property. Based on our visual inspection of heat transfer piping and associated heating equipment, there were no visible indications of any Thermal Systems Insulation (TSI), such as air-cell, boiler, and/or joint mudpacking.

During the inspection, interior floor tiles/mastic and wallboard/joint compound were observed in the building and found to be in satisfactory to poor condition. In the past, building materials such as these were manufactured with asbestos fibers incorporated into their matrix. Based on current legislation regarding asbestos, those building materials that were installed prior to 1981 are considered PACM. Based on our visual inspection, it was suspected that these materials were installed prior to this date. Therefore, they are suspected to contain asbestos fibers.

#### **6.3.7 Lead-Based Paint**

Based on our historical review, it was determined that the subject building was constructed prior to January 1, 1978. Additionally, based on our visual inspection, it was determined that the subject building is not utilized for residential occupancy. Therefore, it is our conclusion that the subject building would not be subject to the recently passed federal regulations governing disclosure and notification. However, based on the age of the building, there is a potential that lead based paint is present.

#### **6.3.8 Sumps, Dry Wells, Drains, and Pits**

Based on our visual inspection, no sumps, dry wells, or pits were identified on-site.

Floor drains were identified in the work area of the building. It is unknown as to the discharge point of these floor drains. During the inspection of the floor drains, there were visible stains noted. One drain receives waste water from the spray paint booth.



## **7.0 INTERVIEWS**

### **7.1 Interview with Owner, Site Manager, and Occupants**

A site questionnaire was forwarded to the owner and this questionnaire has been submitted to our offices and is provided in Appendix E.

Based on information provided by the owner's representative the subject property was identified as being an auto repair facility. In addition it was noted that an adjoining property was a former gas station. The remainder of the questions were answered as being unknown (see Appendix E).

### **7.2 Interviews with Local Government Officials**

The New York City Municipal Departments were issued letters requesting information. Copies of these letters are provided in Appendix E.

IWM personnel reviewed the New York City Department of Buildings database with respect to the subject property. Permits were taken out for the subject property including a permit for the installation of an auto paint spray booth and paint storage and mixing room. In addition an oil burner application was taken out on February 24, 1941. However this permit did not identify as to whether the heating oil was contained within an above ground or an underground storage tank. In addition IWM personnel reviewed a Certificate of Occupancy dated March 26, 1969 which identified the subject property as having a gasoline tank installed on March 11, 1969 (see Appendix E).

### **7.3 Interviews with Others**

No additional personnel were interviewed at this time.

## **8.0 FINDINGS, OPINIONS, AND RECOMMENDATIONS**

### **8.0 Findings**

IWM has completed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM practice E1527-13 on the property known as Block 202, Lot 14, 50 Old Fulton Street, Brooklyn, Kings County, New York. This assessment has revealed no evidence of recognized environmental conditions in connection with the property with the exception of those areas addressed in the opinions and recommendations section of this report.

#### **8.1.1 On-Site Findings**

Based on our observations, an auto body shop is present on the subject property. The subject property is heated by natural gas and is connected to city supplied water and sewer.

#### **8.1.2 Historical/Records Review Findings**

Based on a historical review, the subject property has been used for commercial and residential purposes throughout the years. As of this date, no information has been provided by local and/or state agencies to our request for information on the subject property.

#### **8.1.3 Historical Data Gaps**

No significant data gaps were encountered in the historical review of the subject property. The following historical resources were reviewed in order to identify the prior use of the subject property: Sanborn Fire Insurance Maps, aerial photographs, topographic maps, and city directories.

#### **8.1.4 Regulatory Review Findings**

Based on a review of the EDR database, the subject property was on a database as per ASTM Standard E1527-13. The subject property was identified on the Historic Auto database under the name of Capsule Motors Inc. with an address of 50 Cadman Plaza West. This company was identified on-site for the years 2001 through 2006. No additional information was provided in this database (see Appendix C).

The subject property was not listed as having any environmental violations on-site.

### **8.2 Opinions/Conclusions/Deviations/ and Additional Services**

#### **Suspected Underground Storage Tanks:**

Based on our inspection, there appeared to be a fill pipe located in the front sidewalk. It is our opinion that this fill pipe is associated with a gasoline underground storage tank. Therefore, it is recommended that a subsurface evaluation be performed to determine the presence or absence of a gasoline tank, and that the documentation be forwarded to the appropriate parties. If a tank is present then it is further recommended that it be properly closed according to all applicable state and local regulations.

IWM personnel reviewed the New York City Department of Buildings database with respect to the subject property. An oil burner application was taken out on February 24, 1941. However this permit did not identify as to whether the heating oil was contained within an above ground or an underground storage tank. In addition IWM personnel reviewed a Certificate of Occupancy dated March 26, 1969 which identified the subject property as having a gasoline tank installed on March 11, 1969 (see Appendix E). Furthermore the Sanborn Fire Insurance Maps identified two gasoline USTs on the subject property.

Therefore, it is recommended that a subsurface evaluation be performed to determine the presence or absence of any tanks, and that the documentation be forwarded to the appropriate parties. If tanks are present then it is further recommended that they be properly closed according to all applicable state and local regulations.

*Presumed Asbestos Containing Materials:*

The Presumed Asbestos Containing Material including but not limited to floor tiling/mastic and wallboard/joint compound should be put on an operations and maintenance (O&M) plan. The O & M Plan should be such that it will ensure that this material remains in a satisfactory condition. However, if there are any future renovations of the subject building which would impact this PACM, it is recommended that this material be sampled to determine whether asbestos fibers are present. If asbestos is present, then the material should be removed by a properly licensed asbestos abatement firm and disposed of properly according to applicable State regulations.

*Closed Hydraulic Lifts:*

The on-site inspection identified closed hydraulic lifts on-site. These lifts have tanks which contained hydraulic oil which have the potential of leaking this hydraulic oil into the surrounding oil. Therefore it is recommended that soil sampling be completed at these hydraulic lift locations in an effort to determine if these lifts have impacted the surrounding soil.

*Floor Drain:*

Two floor drains were observed in the work area both of which had staining associated with them. It is unknown as to where these floor drains discharge to. Therefore it is recommended that the discharge point of these floor drains be determined.

The staining around the drains was due to the petroleum products used on-site. In addition the floor drain adjacent to the spray paint booth receives waste water generated from within the spray paint booth which may include solvents from the solvent based paints used on-site. Therefore it is recommended that soil sampling be completed at these two floor drains and any other floor drains present on-site.

*Spray Paint Mixing and Storage Room:*

The spray paint mixing and storage room was noted as having heavy staining to the floor due to the mixing and storage of solvent based paints in this room. It is recommended that soil sampling beneath this floor be done in an effort to determine if the underlying soil has been impacted.

*Potential for Off Site Contamination:*

With respect to the listed Leaking Underground Storage Tanks and/or Known Contaminated Sites located in the projected hydrogeologic up-gradient direction from the subject property, no additional information is currently available with respect to the potential impact of these sites on the subject property.

In the event that an off-site property contaminates an aquifer located on a subject site, the subject property should be protected from liability under the Section III - Liability Protection for Contiguous Landowners of the Brownfields Revitalization and Environmental Restoration Act of 2001.

It should be noted that the subject facility is supplied with its potable water through New York City's potable water distribution system. If ground water contamination is present at these sites, it may impact on the subject property. However it is not recommended that any additional investigation be completed with respect to these off-site facilities.



## **9.0 APPENDICES**

### **APPENDIX A**

Site Map/Site Plan

# PHYSICAL SETTING SOURCE MAP - 4703443.2s



County Boundary

Major Roads

Contour Lines

Airports

Earthquake epicenter, Richter 5 or greater

Water Wells

Public Water Supply Wells

Cluster of Multiple Icons

Groundwater Flow Direction

(G) Indeterminate Groundwater Flow at Location

(GV) Groundwater Flow Varies at Location

(HD) Closest Hydrogeological Data

Oil, gas or related wells

SITE NAME: Brooklyn/Old Fulton Street

ADDRESS: 50 Old Fulton Street

Brooklyn NY 11201

LAT/LONG: 40.70207 / 73.983145

CLIENT: Industrial Waste Management

CONTACT: Bill Nehls

INQUIRY #: 4703443.2s

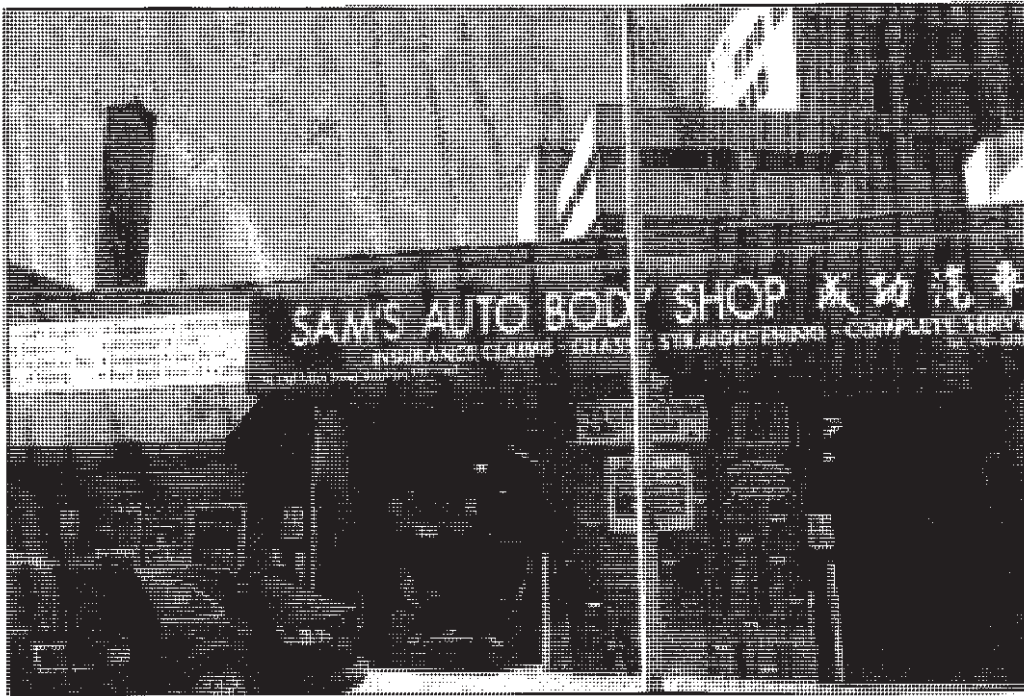
DATE: August 17, 2016 5:05 pm

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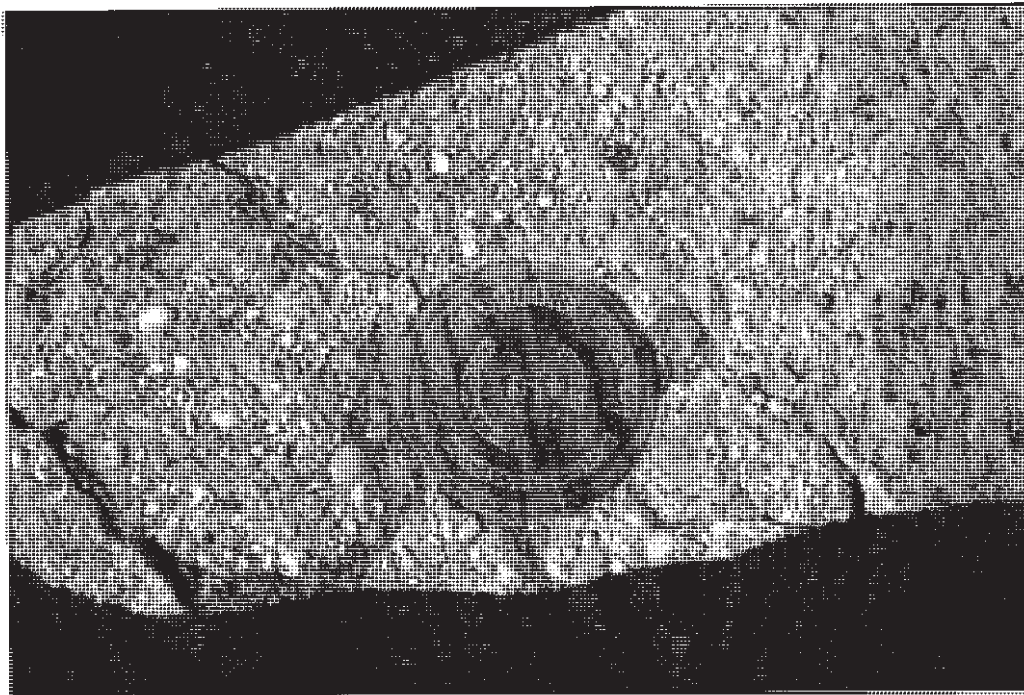
## **Appendix B:**

## **Photographs**



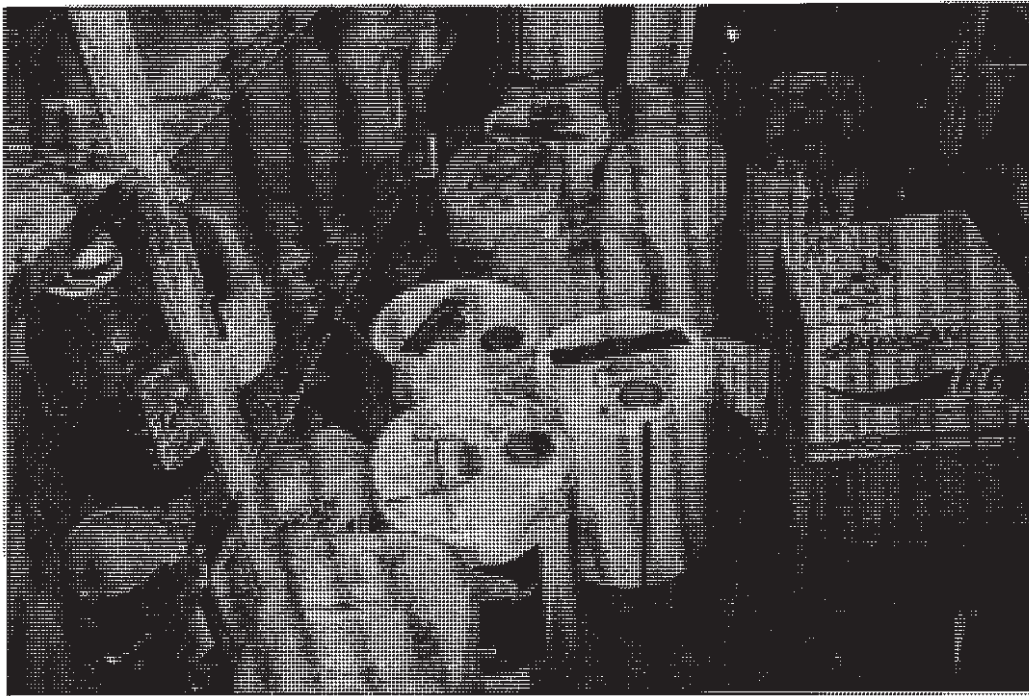


Subject Building

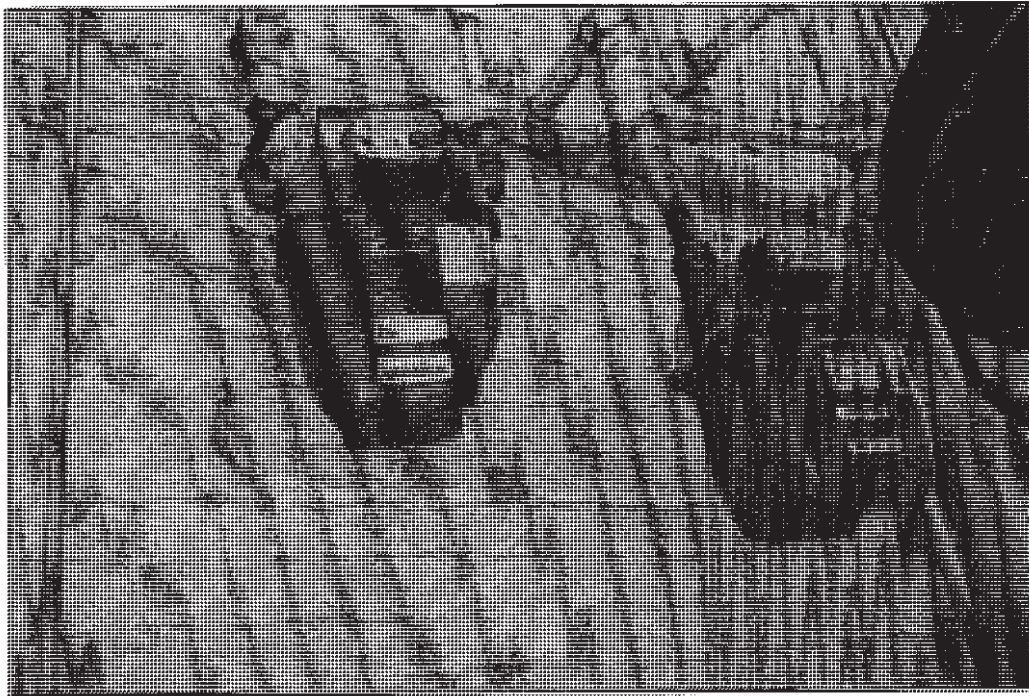


Gasoline UST Fill Pipe

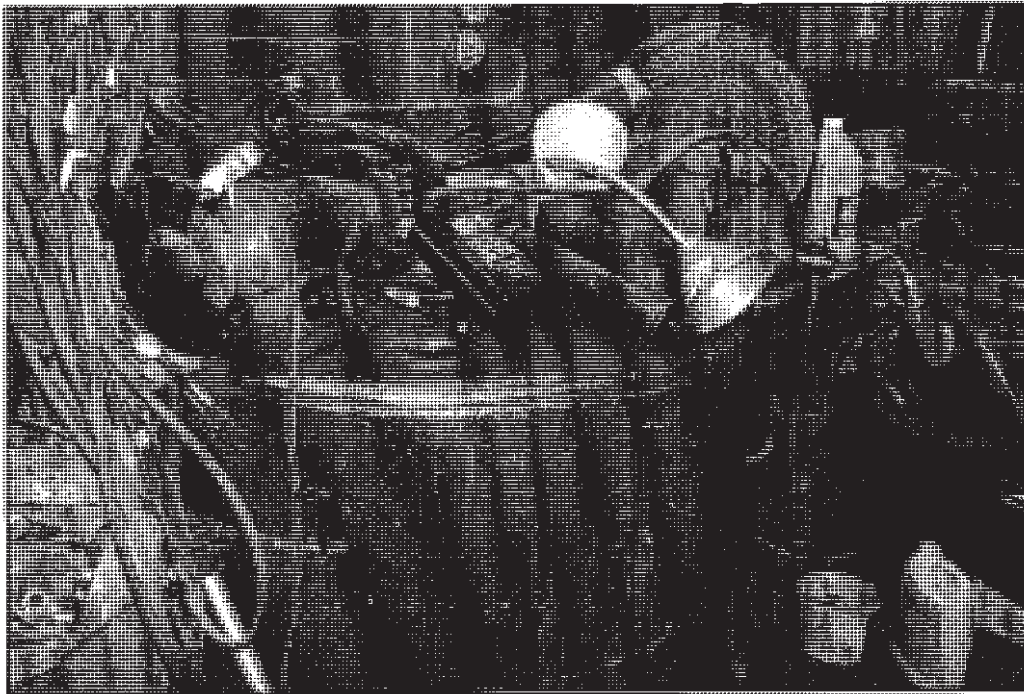




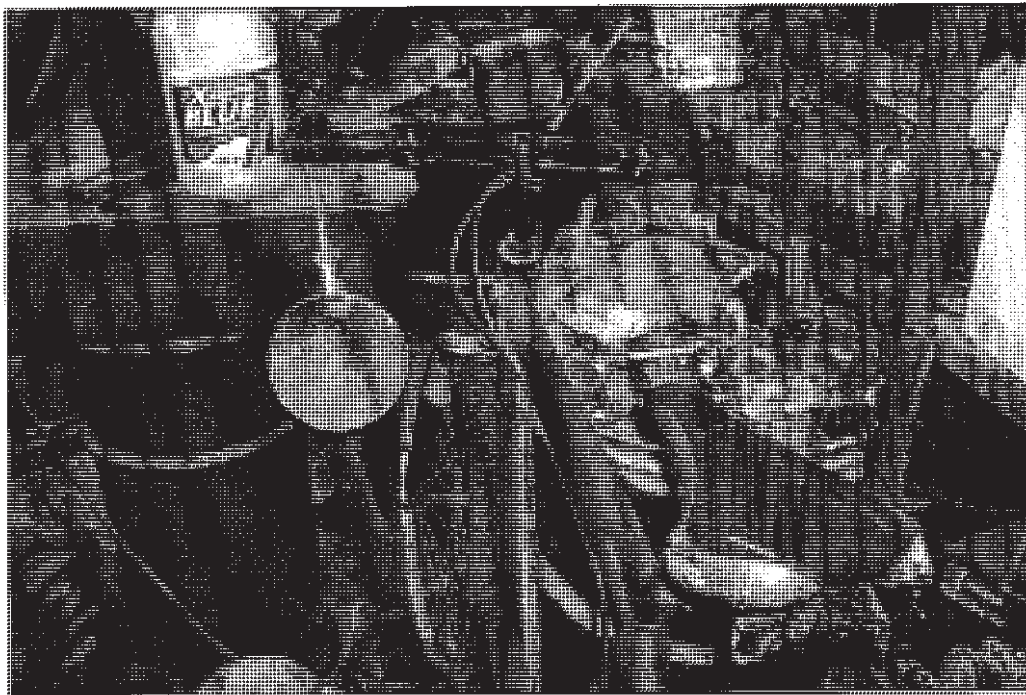
Hazardous Materials Storage Room



Gas Line

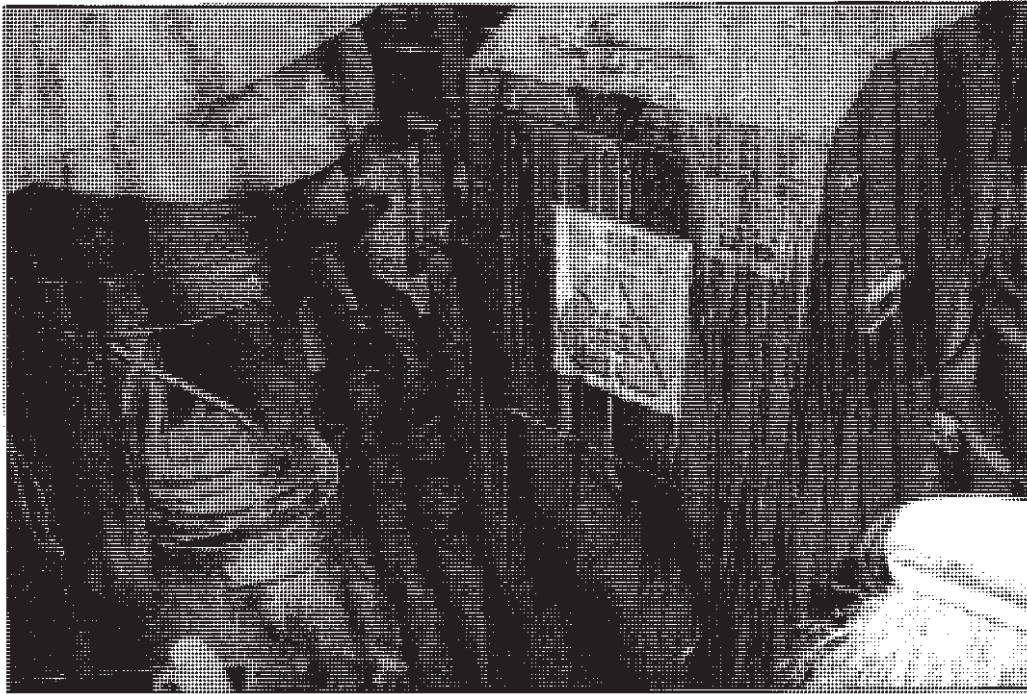


Waste Oil AGST

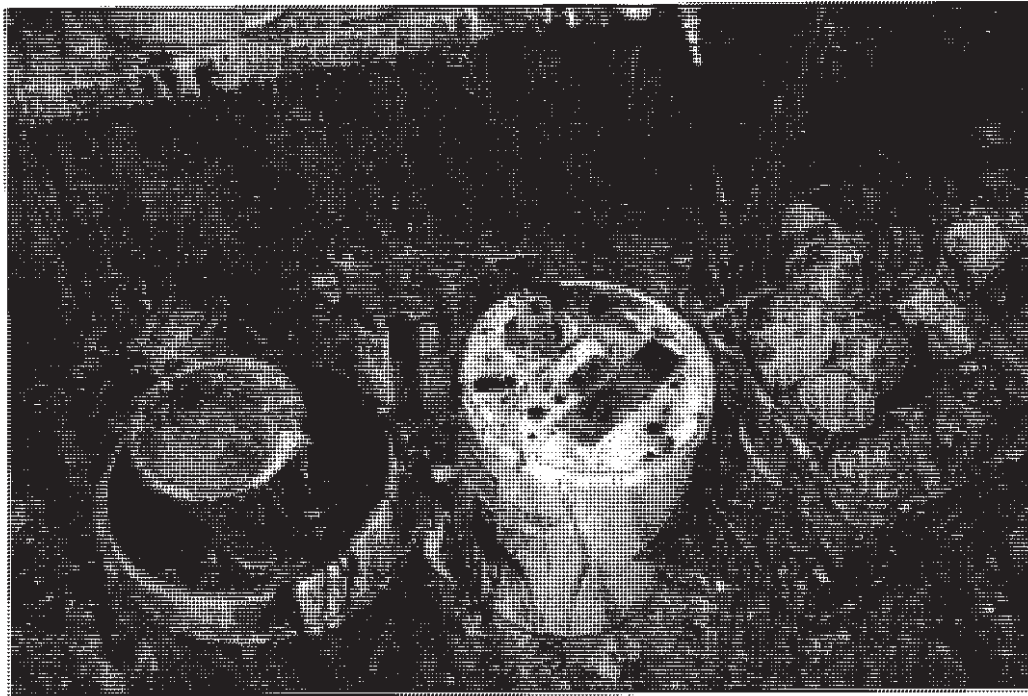


Mineral Spirits Parts Washer





Solvent Recycler



Paint Mixing and Storage Room

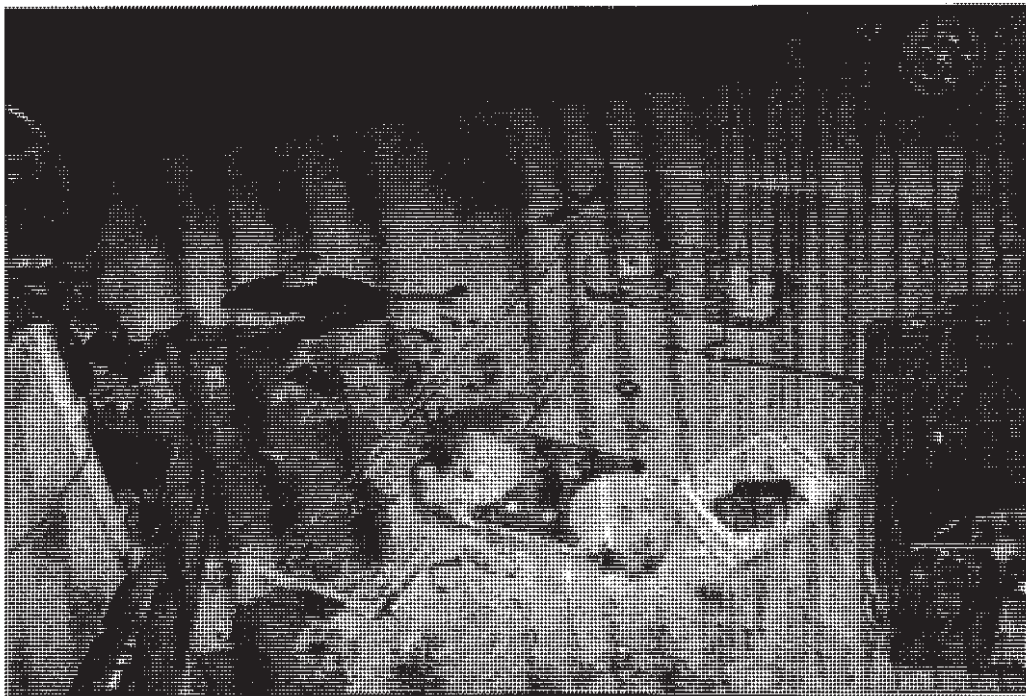


Floor Drain

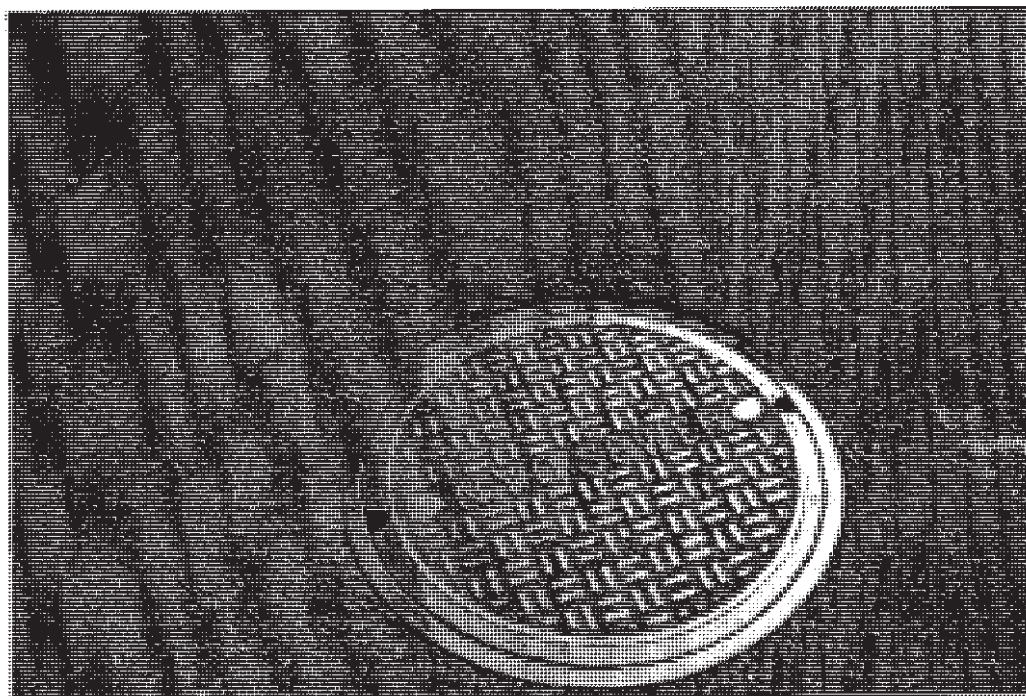


Work Area

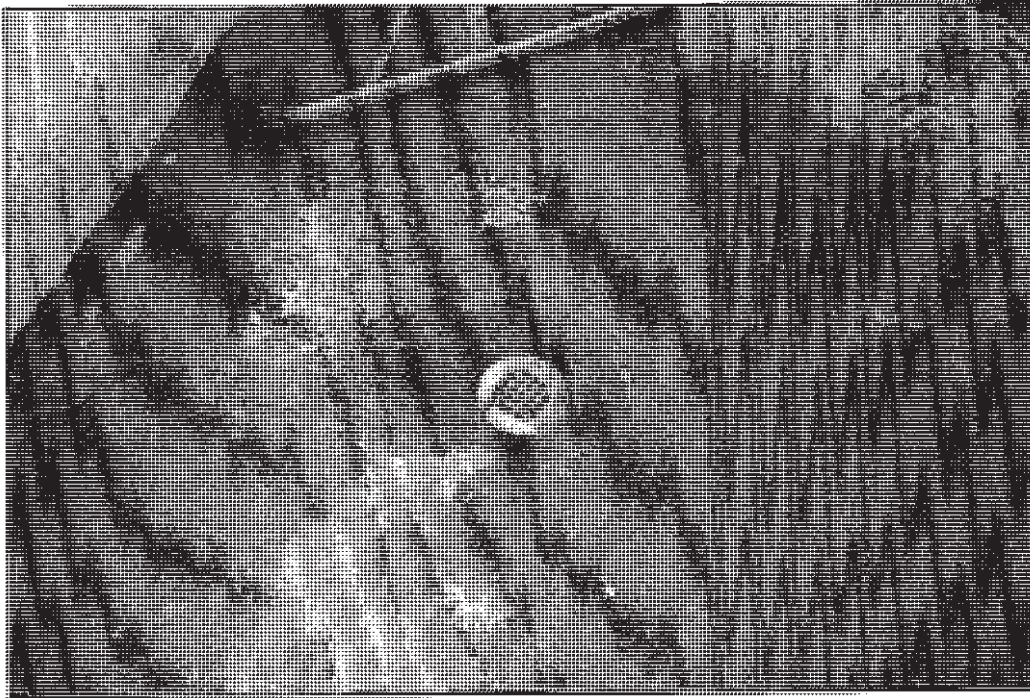




Closed Hydraulic Lift



Sewer Line



Floor Drain in Spray Paint Booth

**Appendix C:**  
**Regulatory Records**

**Brooklyn/Old Fulton Street**  
50 Old Fulton Street  
Brooklyn, NY 11201

Inquiry Number: 4703443.2s  
August 17, 2016

## EDR Summary Radius Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

50 OLD FULTON STREET  
BROOKLYN, NY 11201

#### COORDINATES

Latitude (North):	40.7020700 - 40° 42' 7.45"
Longitude (West):	73.9931450 - 73° 59' 35.32"
Universal Transverse Mercator:	Zone 18
UTM X (Meters):	585061.1
UTM Y (Meters):	4505961.0
Elevation:	25 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey
Target Property:	W
Source:	U.S. Geological Survey

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150729, 20150522
Source:	USDA

# MAPPED SITES SUMMARY

Target Property Address:  
50 OLD FULTON STREET  
BROOKLYN, NY 11201

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	SAM'S AUTO BODY SHOP	50 OLD FULTON ST	FINDS, ECHO		TP
A2		50 CADMAN PLZ W	EDR Hist Auto	Higher	1 ft.
A3	BROOKLYN BRIDGE HUBE	OLD FULTON & FRONT S	RCRA NonGen / NLR, NY MANIFEST	Lower	70, 0.013, NNW
A4	CON EDISON MANHOLE:	60 OLD FULTON ST	RCRA NonGen / NLR, NY MANIFEST	Higher	86, 0.016, ESE
A5		60 CADMAN PLZ W	EDR Hist Auto	Higher	86, 0.016, ESE
A6	MH M 58464 HAS EARTH	HICKS STREET & OLD F	NY Spills	Higher	92, 0.017, East
A7	CON EDISON MANHOLE:	5 FRONT ST	RCRA NonGen / NLR, NY MANIFEST	Lower	98, 0.019, North
A8	DGS BUREAU OF MOTOR	11 FRONT ST	RCRA-CESQG, NY Spills, FINDS, NY MANIFEST, ECHO	Lower	204, 0.039, NNE
A9	FSD SHOP 1	11 FRONT STREET	NY AST	Lower	204, 0.039, NNE
A10	FRONT STREET GARAGE	11 FRONT STREET	NY HIST UST, NY HIST AST	Lower	204, 0.039, NNE
A11	FSD SHOP 1	11 FRONT STREET	NY UST	Lower	204, 0.039, NNE
B12		28 CADMAN PLZ W	EDR Hist Auto	Lower	233, 0.044, NW
B13	CON EDISON - MANHOLE	S/S OLD FULTON	RCRA-LQG, NY MANIFEST	Lower	245, 0.046, NW
C14	LOT 53,TAXBLOCK 36	31 FRONT STREET	NY E DESIGNATION	Lower	263, 0.050, NE
B15	GARRISON BEACH	17 LANCONE COURT 7 E	NY Spills	Lower	273, 0.052, WNW
C16	LOT 52,TAXBLOCK 36	35 FRONT STREET	NY E DESIGNATION	Lower	280, 0.053, NE
D17	38-01 POPLAR ST	38-01 POPLAR ST	NY Spills	Higher	290, 0.055, South
C18	LOT 49,TAXBLOCK 36	39 FRONT STREET	NY E DESIGNATION	Lower	297, 0.056, NE
D19	BRIDGE HARBOR HEIGHT	55 POPLAR STREET	NY AST	Higher	308, 0.058, SSE
B20	CON EDISON	DOUGHTY ST & EVERIT	NY MANIFEST	Lower	320, 0.061, WNW
C21	CON EDISON MANHOLE:	45 FRONT ST	RCRA NonGen / NLR, NY MANIFEST	Lower	329, 0.062, ENE
B22	VACANT LOT	4-10 WATER ST	NY Spills	Lower	338, 0.064, NNW
E23	BROOKLYN/QUEENS EXPR	BROOKLYN QUEEN EXPRE	NY Spills	Higher	338, 0.064, ESE
F24	VAULT 4201 AND 4049	COLUMBIA HEIGHTS AND	NY Spills	Lower	345, 0.065, West
F25	VAULT 4201 AND 4049	COLUMBIA HEIGHTS AND	NY SPILLS 90	Lower	345, 0.065, West
B26	VACANT COMMERCIAL US	20 OLD FULTON ST	NY Spills	Lower	353, 0.067, NW
F27	VAULT 4008	32 COLUMBIA HTS	NY Spills	Lower	377, 0.071, West
B28	14-18 FULTON SERVICE	14 OLD FULTON STREET	NY UST, NY HIST UST	Lower	400, 0.076, WNW
B29		14 CADMAN PLZ W	EDR Hist Auto	Lower	406, 0.077, NW
D30	11 WILLOW ST/BKLYN	11 WILLOW STREET	NY Spills	Higher	413, 0.078, SSW
B31	SPILL NUMBER 0110573	OLD FULTON ST & WATE	NY Spills	Lower	414, 0.078, NW
B32	MANHOLE 327	OLD FULTON ST - WATE	NY Spills	Lower	422, 0.080, NW
D33		42 HICKS ST	EDR Hist Auto	Higher	433, 0.082, South
B34	1 WATER ST. BARGE HO	1 WATER ST	NY Spills	Lower	435, 0.082, NW
G35	INTELLIGENTS DIVISIO	72 POPLAR STREET	NY AST, NY HIST UST	Higher	436, 0.083, SSE
G36	INTELLIGENCE DIVISIO	72 POPLAR STREET	NY UST	Higher	436, 0.083, SSE
D37	NYC DEPT OF EDUCATIO	37 HICKS ST	RCRA-SQG, ICIS, FINDS, NY MANIFEST, ECHO	Higher	475, 0.090, South
D38	P.S. 8 BROOKLYN K008	37 HICKS STREET	NY AST	Higher	475, 0.090, South
E39	CON EDISON	106 OLD FULTON ST	NY MANIFEST	Higher	478, 0.091, SE

# MAPPED SITES SUMMARY

Target Property Address:  
50 OLD FULTON STREET  
BROOKLYN, NY 11201

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
E40	BRIDGE HARBOR HEIGHT	75 POPLAR ST	RCRA-CESQG, NY MANIFEST	Higher	482, 0.091, SE
C41	METALCRAFT STEEL PRO	50 BRIDGE ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	487, 0.092, NNE
C42	HORIZON STEEL PRODUC	223 WATER STREET	RCRA NonGen / NLR, ICIS, FINDS, NY MANIFEST, ECHO	Lower	487, 0.092, NNE
F43	WATCHTOWER BIBLE & T	30 COLUMBIA HTS	RCRA NonGen / NLR, FINDS, NY MANIFEST, ECHO	Lower	494, 0.094, WSW
F44	ROADWAY	FERMAN ST/VINE ST	NY Spills	Lower	503, 0.095, West
H45	BROOKLYN BRIDGE PARK	FURMAN ROAD	NY Spills	Lower	505, 0.096, NW
C46	21-29 FRONT ST	21-29 FRONT ST	NY AST, NY HIST AST	Lower	519, 0.098, NE
C47	60 WATER ST	60 WATER ST	NY AST	Lower	519, 0.098, NE
C48	60 WATER ST	60 WATER ST	NY UST, NY HIST UST	Lower	519, 0.098, NE
I49		57 FRONT ST	EDR Hist Auto	Lower	519, 0.098, ENE
F50	55 FURMAN ST.	55 FURMAN ST	NY Spills	Lower	560, 0.106, WSW
E51	IN THE ROADWAY	CADMAN PLAZA/HENRY S	NY Spills	Higher	595, 0.113, SE
J52	NYC DGS - SALVAGE WA	2 NEW DOCK ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	614, 0.116, North
J53	SALVAGE WAREHOUSE	2 NEW DOCK ST	NY MANIFEST	Lower	614, 0.116, North
K54	NYC PARKS & RECREATI	COLUMBIA HTS & MIDDAGH	RCRA NonGen / NLR, NY MANIFEST	Higher	627, 0.119, SW
G55	65 MIDDAGH ST TENANT	65 MIDDAGH ST	NY UST, NY HIST UST	Higher	633, 0.120, SSE
L56	CON EDISON	58 HICKS ST	NY MANIFEST	Higher	635, 0.120, SSW
J57	CON EDISON	11 WATER ST	NY MANIFEST	Lower	642, 0.122, NNW
G58	CON EDISON SERVICE B	20 HENRY ST	RCRA NonGen / NLR, NY MANIFEST	Higher	650, 0.123, SSE
G59	20 HENRY STREET ASSO	20 HENRY STREET	NY AST	Higher	650, 0.123, SSE
H60	RED HOOK REGULATOR-R	END OF OLD FULTON ST	NY Spills	Lower	653, 0.124, NW
I61	US NAVY BASE	50 MAIN STREET	NY Spills	Lower	653, 0.124, ENE
L62	CON ED	58 MIDDAGH ST	NY MANIFEST	Higher	653, 0.124, South
K63	COLD STORAGE BLDG PO	66 FURMAN ST	RCRA NonGen / NLR, FINDS, NY MANIFEST, NJ...	Lower	669, 0.127, WSW
I64	JONES, JONES LARKIN	45 MAIN ST, SUITE 11	RCRA NonGen / NLR	Lower	671, 0.127, ENE
I65	EYE BEAM ADMINISTRAT	45 MAIN ST, 12TH FLO	RCRA NonGen / NLR	Lower	671, 0.127, ENE
66	CON EDISON	90 FURMAN ST	NY MANIFEST	Lower	714, 0.135, WSW
L67	CONSOLIDATED EDISON	37 WILLOW ST	NY MANIFEST	Higher	722, 0.137, SSW
M68	ENGINE COMPANY 205	74 MIDDAGH STREET	NY AST	Higher	745, 0.141, SSE
I69	PANDA WALLCOVERINGS	100 WATER ST	RCRA NonGen / NLR, FINDS, NY MANIFEST, ECHO	Lower	748, 0.142, ENE
I70	STUDIO TYPE & SCREEN	100 WATER ST	RCRA NonGen / NLR, NY MANIFEST	Lower	748, 0.142, ENE
I71	CON EDISON - MANHOLE	F/O 99 WATER STREET	RCRA-LQG, NY MANIFEST	Lower	752, 0.142, NE
L72	CON EDISON SERVICE B	53 CRANBERRY ST	RCRA NonGen / NLR, NY MANIFEST	Higher	758, 0.144, South
I73	CON EDISON	WATER ST & MAIN ST	NY MANIFEST	Lower	760, 0.144, ENE
I74	CONSOLIDATED EDISON	WATER ST & MAIN ST	NY MANIFEST	Lower	760, 0.144, ENE
I75	CON EDISON	MAIN ST & WATER ST	NY MANIFEST	Lower	760, 0.144, ENE
I76	NYCDEP	MAIN ST & WATER ST	NY MANIFEST	Lower	760, 0.144, ENE
N77	PETER BURGESS MGMT	140 CADMAN PLAZA WES	NY TANKS, NY HIST AST	Higher	778, 0.147, SE
M78	CON EDISON - MH 6049	HENRY AND MIDDAGH ST	RCRA NonGen / NLR, NY MANIFEST	Higher	779, 0.148, SSE



# MAPPED SITES SUMMARY

Target Property Address:  
50 OLD FULTON STREET  
BROOKLYN, NY 11201

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
K79	CONSOLIDATED EDISON	67 FURMAN ST	NY MANIFEST	Lower	786, 0.149, WSW
L80	MERAJ INC	68 HICKS ST	RCRA-CESQG, FINDS, NY MANIFEST, NJ MANIFEST, ECHO	Higher	810, 0.153, SSW
O81	75 FRONT ST	75 FRONT STREET	NY AST	Lower	823, 0.156, ENE
O82	PRECISE CORPORATE PR	75 FRONT ST	RCRA NonGen / NLR, FINDS, NY MANIFEST, ECHO	Lower	823, 0.156, ENE
K83	CON EDISON MANHOLE:	CRANBERRY ST & COLUM	RCRA NonGen / NLR, NY MANIFEST	Higher	831, 0.157, SW
P84	WASHINGTON GROUP, LL	70 WASHINGTON STREET	NY AST	Higher	847, 0.160, East
K85	CON EDISON - MANHOLE	87 FURMAN ST	RCRA-LQG, NY MANIFEST	Lower	849, 0.161, WSW
K86	CON EDISON - MANHOLE	87 FURMAN ST	RCRA-LQG, NY MANIFEST	Lower	849, 0.161, WSW
O87	CON EDISON MANHOLE:	107 WATER ST	RCRA NonGen / NLR, NY MANIFEST	Lower	850, 0.161, ENE
Q88	81-87 OWNERS CORP	81 COLUMBIA HEIGHTS	NY AST, NY HIST AST	Higher	882, 0.167, SW
Q89	81-87 OWNERS CORP	87 COLUMBIA HEIGHTS	NY AST, NY HIST AST	Higher	898, 0.170, SW
90	CITY OF NY PARKS & R	BROOKLYN BRIDGE PARK	RCRA NonGen / NLR, NY MANIFEST	Lower	912, 0.173, NE
P91	FOLTS HOME INC.	104 N WASHINGTON ST	NY LTANKS	Higher	913, 0.173, ESE
P92	FOLTS HOMES	104 NORTH WASHINGTON	NY LTANKS	Higher	913, 0.173, ESE
O93	CLOCK TOWER CONDO	1 MAIN STREET AKA 15	NY UST, NY AST	Lower	914, 0.173, ENE
Q94	49 WILLOW ST	49 WILLOW ST	NY AST, NY HIST AST	Higher	921, 0.174, SSW
Q95	CON EDISON	49 WILLOW ST	NY MANIFEST	Higher	921, 0.174, SSW
Q96	CON EDISON	49 WILLOW ST	NY MANIFEST	Higher	921, 0.174, SSW
N97	CON EDISON MANHOLE:	150 CADMAN PLAZA W F	RCRA NonGen / NLR, NY MANIFEST	Higher	923, 0.175, SE
O98	PRESTONE PRESS LLC	50 WASHINGTON ST, 2N	RCRA NonGen / NLR	Lower	944, 0.179, ENE
O99	WASHINGTON GROUP	50 WASHINGTON STREET	NY AST	Lower	944, 0.179, ENE
O100	CON EDISON	50 WASHINGTON ST	NY MANIFEST	Lower	944, 0.179, ENE
R101	HELMSLEY-SPEAR INC	35 ORANGE ST	NY AST, NY HIST AST	Higher	948, 0.180, SSW
M102	THE CRANLYN	80 CRANBERRY STREET	NY AST	Higher	973, 0.184, South
R103	PLYMOUTH CHURCH OF T	75 HICKS STREET	NY UST	Higher	992, 0.188, South
R104	PLYMOUTH CHURCH OF T	75 HICKS STREET	RCRA NonGen / NLR, NY MANIFEST	Higher	992, 0.188, South
R105	PLYMOUTH CHURCH OF T	75 HICKS STREET	RCRA-CESQG, FINDS, NY MANIFEST, ECHO	Higher	992, 0.188, South
R106	PLYMOUTH CHURCH OF T	75 HICKS STREET	NY AST	Higher	992, 0.188, South
O107	BROOKLAKE ASSOCIATES	30 WASHINGTON STREET	NY AST	Lower	1008, 0.191, ENE
O108	GAIR 1	30 WASHINGTON ST	RCRA NonGen / NLR, NY MANIFEST	Lower	1008, 0.191, ENE
O109	CON EDISON	WATER ST & WASHINGTO	NY MANIFEST	Lower	1013, 0.192, ENE
O110	45/55 WASHINGTON ST	45/55 WASHINGTON STR	NY AST	Lower	1020, 0.193, ENE
O111	WASHINGTON GROUP, LL	45-55 WASHINGTON STR	NY AST	Lower	1020, 0.193, ENE
O112	AVERSA & MARTIN INC	55 WASHINGTON ST	RCRA NonGen / NLR, FINDS, NY MANIFEST, ECHO	Lower	1020, 0.193, ENE
O113	BRIDGE STONE CLEANER	45-55 WASHINGTON/109	NY DRYCLEANERS	Lower	1020, 0.193, ENE
Q114	WATCHTOWER BIBLE & T	97 COLUMBIA HEIGHTS	NY AST	Higher	1043, 0.198, SW
P115	84 FRONT ST, LLC.	84 FRONT ST	NY AST	Lower	1052, 0.199, East
S116	66 ORANGE STREET	66 ORANGE STREET	NY AST, NY HIST AST	Higher	1068, 0.202, South
R117	40 ORANGE ST/TEMPLE	40 ORANGE ST/TEMPLE	NY LTANKS	Higher	1082, 0.205, SSW

# MAPPED SITES SUMMARY

Target Property Address:  
50 OLD FULTON STREET  
BROOKLYN, NY 11201

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
R118	CON ED	79 HICKS ST	NY MANIFEST	Higher	1083, 0.205, South
T119	GARMENT SALON	64 HENRY ST	RCRA NonGen / NLR, NY MANIFEST	Higher	1090, 0.206, SSE
T120	PLAZA/NEW MODEL CLNR	64 HENRY STREET	NY DRYCLEANERS	Higher	1090, 0.206, SSE
R121	52/4 ORANGE ST - BKL	52/4 ORANGE ST	NY LTANKS	Higher	1096, 0.208, South
U122	31 WASHINGTON STREET	31 WASHINGTON STREET	NY AST, NY HIST AST	Lower	1096, 0.208, ENE
T123	WHITMAN OWNER CORP	75 HENRY ST	NY AST	Higher	1108, 0.210, SSE
S124	52 ORANGE ST OWNERS	54 ORANGE ST	NY AST	Higher	1122, 0.213, South
U125	GAIR 1-2, LLC	25 WASHINGTON STREET	NY AST	Lower	1156, 0.219, ENE
R126	WATCHTOWER BIBLE & TR	89 HICKS STREET	NY AST, NY HIST AST	Higher	1161, 0.220, South
V127	WATCHTOWER BIBLE & T	55 PROSPECT ST	RCRA NonGen / NLR, NY MANIFEST	Higher	1162, 0.220, ESE
V128	55 PROSPECT STREET(B	55 PROSPECT ST - 7TH	NY DRYCLEANERS	Higher	1162, 0.220, ESE
V129	RELIGIOUS ORDER OF J	53-73 PROSPECT ST -	RCRA-LQG, NY MANIFEST, NJ MANIFEST	Higher	1162, 0.220, ESE
V130	WATCHTOWER BIBLE & T	55 PROSPECT ST	NJ MANIFEST	Higher	1162, 0.220, ESE
W131	WATCHTOWER BIBLE&TRA	107 COLUMBIA HEIGHTS	NY UST, NY AST	Higher	1164, 0.220, SW
W132	WATCHTOWER BIBLE & T	107 COLUMBIA HEIGHTS	NY LTANKS, NY HIST AST	Higher	1164, 0.220, SW
X133	WATCHTOWER BIBLE & T	74 ADAMS STREET	NY UST, NY AST	Higher	1177, 0.223, East
X134	KINGDOM SUPPORT SERV	74 ADAMS ST	RCRA-CESQG, NY LTANKS, FINDS, NY MANIFEST, NJ...	Higher	1177, 0.223, East
W135	WATCHTOWER BIBLE & T	124 COLUMBIA HEIGHTS	NY MANIFEST	Higher	1181, 0.224, SW
S136	72 ORANGE STREET TEN	72 ORANGE STREET	NY AST	Higher	1183, 0.224, South
S137	72 ORANGE STREET TEN	72 ORANGE STREET	NY HIST UST	Higher	1183, 0.224, South
S138	LAMS CLEANERS	74 HENRY ST	RCRA NonGen / NLR, FINDS, NY MANIFEST, ECHO	Higher	1193, 0.226, South
S139	LAM'S/LUNG'S DRY CLE	74 HENRY STREET	NY DRYCLEANERS	Higher	1193, 0.226, South
S140	LAMS DRY CLEANERS	74 HENRY ST	RCRA NonGen / NLR	Higher	1193, 0.226, South
W141	WATCHTOWER BIBLE & T	122-136 COLUMBIA HEI	NY UST	Higher	1200, 0.227, SW
X142	CON EDISON	ADAMS ST & YORK ST	NY MANIFEST	Higher	1211, 0.229, East
S143	LAM CLEANERS	76 HENRY ST	RCRA NonGen / NLR, FINDS, ECHO	Higher	1212, 0.230, South
X144	CON EDISON SERVICE B	W 28TH ST E OF 11TH	RCRA NonGen / NLR, FINDS, NY MANIFEST, ECHO	Higher	1224, 0.232, East
S145	COLEMAN J & R CLEANE	97 HICKS ST	RCRA-SQG, US AIRS, FINDS, NY MANIFEST, ECHO	Higher	1229, 0.233, SSW
S146	COLEMAN J & R CLEANE	97 HICKS STREET	NY DRYCLEANERS	Higher	1229, 0.233, SSW
X147	LONG ISLAND MACHINE&	69 ADAMS ST	NY UST, NY AST, NY HIST UST, NY HIST AST	Lower	1231, 0.233, East
S148	RESIDENCE	45 PINEAPPLE ST	NY LTANKS	Higher	1245, 0.236, South
S149	59 PINEAPPLE ST	59 PINEAPPLE STREET	NY AST, NY HIST AST	Higher	1255, 0.238, South
X150	CON EDISON	85 ADAMS ST	NY E DESIGNATION, NY MANIFEST	Higher	1269, 0.240, East
151	MTA NYCT - HIGH STRE	RED CROSS LANE & CAD	RCRA NonGen / NLR, NY MANIFEST	Higher	1270, 0.241, SE
S152	MANMARK REALTY CORP	71 PINEAPPLE ST	NY UST, NY HIST UST	Higher	1294, 0.245, South
V153	WATCHTOWER BIBLE & T	117 ADAMS STREET	NY AST	Higher	1309, 0.248, ESE
V154	WATCHTOWER PRINT AND	117 ADAMS STREET	RCRA-SQG, US AIRS, FINDS, NY MANIFEST, ECHO	Higher	1309, 0.248, ESE
Y155	IRON WORKERS SHOP	59 ADAMS ST	NY LTANKS, NY UST, NY AST, NY HIST AST	Lower	1309, 0.248, ENE
Y156	NYSDQT ADAMS STREET	59 ADAMS ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	1309, 0.248, ENE

# MAPPED SITES SUMMARY

Target Property Address:  
50 OLD FULTON STREET  
BROOKLYN, NY 11201

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
157	EMPIRE ASBESTOS CO	81 WILBY ST	RCRA NonGen / NLR, FINDS, ECHO	Higher	1309, 0.248, SSW
158	MANMARK REALTY CORP	75 PINEAPPLE ST	NY AST, NY HIST AST	Higher	1313, 0.249, South
Y159	LENOX SMELTING	U	NY HSWDS	Lower	1527, 0.289, East
160	LENOX SMELTING	68 JAY STREET	SEMS-ARCHIVE	Lower	1611, 0.305, East
161	CHAMBERS PAPER FIBER	139 PLYMOUTH STREET	NY SWRCY	Lower	1636, 0.310, ENE
162	ON STREET	115 HENRY STREET	NY LTANKS, NY Spills	Higher	1723, 0.326, South
Z163	FARRAGUT SUBSTATION	29 JOHN ST	NY LTANKS	Lower	1906, 0.361, ENE
164	186 JAY STREET	186 JAY STREET	NY LTANKS, NY Spills	Higher	1906, 0.361, SE
Z165	PRECISE CORPORATE PR	20 JAY ST - 5TH FLOOR	RCRA-SQG, NY LTANKS, NY Spills, NY MANIFEST	Lower	1912, 0.362, ENE
166	ROUTE 9A - MANHATTAN	WEST SIDE HIGHWAY	NY HSWDS	Lower	1979, 0.375, WSW
AA167	EMMANUEL CELLARD FED	225 CADMAN PLAZA	NY LTANKS, NY HSWDS	Higher	2012, 0.381, SSE
AA168	EMANUEL CELLARD FEDE	225 CADMAN PLAZA	SEMS-ARCHIVE, RCRA NonGen / NLR, NJ MANIFEST, NY...	Higher	2061, 0.390, SSE
AB169	BRADLEY WHITE LEAD C	85 JAY ST.	NY HSWDS	Higher	2062, 0.391, East
AB170	BRADLEY WHITE LEAD C	85 JAY ST	SEMS-ARCHIVE, NY Spills, NY MANIFEST	Higher	2062, 0.391, East
171	220 WATER STREET	220 WATER STREET	NY ENG CONTROLS, NY INST CONTROL, NY BROWNFIELDS	Higher	2156, 0.408, East
AC172	APEX THERMOPLASTICS	100-110 BRIDGE ST	SEMS-ARCHIVE	Higher	2197, 0.416, East
AC173	APEX THERMOPLASTICS	100-110 BRIDGE ST	NY SHWS, NY HSWDS	Higher	2197, 0.416, East
174	FLORENCE COURT CORP	187 HICKS ST	NY LTANKS, NY AST, NY HIST AST	Higher	2208, 0.418, SSW
175	24-30 CLINTON ST TEN	24-30 CLINTON ST	NY LTANKS, NY UST, NY AST, NY HIST UST	Higher	2249, 0.426, South
AD176	14 PIERREPONT ST	14 PIERREPONT ST	NY LTANKS	Higher	2380, 0.451, SSW
AE177	86 PIERREPONT ST/BKL	86 PIERREPONT STREET	NY LTANKS	Higher	2389, 0.452, South
AE178	JOSEPH OWEN	102 PIERREPONT STREE	NY LTANKS, NY AST, NY HIST AST	Higher	2416, 0.458, South
AF179	JUMBO RECYCLING; INC	27 BRIDGE STREET	NY SWRCY	Lower	2460, 0.466, ENE
180	FRONT STREET STATION	BRIDGE ST, FRONT ST,	EDR MGP	Higher	2523, 0.478, East
AF181	ALLIED (REPUBLIC-USA	246-252 PLYMOUTH ST	NY SWF/LF	Higher	2622, 0.497, ENE
AD182	62 MONTAGUE ST	62 MONTAGUE ST	NY LTANKS, NY HIST AST	Higher	2631, 0.498, SSW
183	CON EDISON - 286 WAT	312 WATER STREET	EDR MGP	Lower	2910, 0.551, NNW
184	PLYMOUTH STATION	PLYMOUTH, HUDSON, WA	EDR MGP	Higher	3022, 0.572, East
185	K - BROOKLYN GAS LIG	MARSHALL ST. & HUDSO	NY SHWS, NY BROWNFIELDS	Lower	3459, 0.655, ENE
186	BROOKLYN GAS AND LIG	MARSHALL ST., ST. JO	EDR MGP	Lower	3657, 0.693, ENE
187	LUCIUS PITKIN	47 FULTON STREET	FUSRAP	Lower	3689, 0.699, NW
188	CON EDISON - ROOSEVE	PEARL ST. BETWEEN PA	EDR MGP	Lower	4034, 0.764, NNW
189	BROOKLYN NAVY YARD 1	KENT AVENUE	NY SHWS	Lower	4843, 0.917, ESE
AG190	AFRICAN METALS	41 BROAD STREET	FUSRAP	Lower	5125, 0.971, WNW
191	CON EDISON - CROSS/L	60 CENTRE ST	EDR MGP	Lower	5218, 0.988, NNW
192	BROOKLYN NAVAL YARD	FLUSHING AVENUE & CU	NY SHWS	Lower	5252, 0.995, ESE
AG193	FERRO METAL AND CHEM	50 BROAD STREET	FUSRAP	Lower	5252, 0.995, WNW

## EXECUTIVE SUMMARY

### TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
SAM'S AUTO BODY SHOP 50 OLD FULTON ST BROOKLYN, NY 11201	FINDS Registry ID:: 110055291321  ECHO	N/A

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE: A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 03/07/2016 has revealed that there are 4 SEMS-ARCHIVE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>EMANUEL CELLARD FEDE</i></b>	<b><i>225 CADMAN PLAZA</i></b>	<b><i>SSE 1/4 - 1/2 (0.390 mi.)</i></b>	<b><i>AA168</i></b>	<b><i>48</i></b>
<b><i>BRADLEY WHITE LEAD C</i></b>	<b><i>85 JAY ST</i></b>	<b><i>E 1/4 - 1/2 (0.391 mi.)</i></b>	<b><i>AB170</i></b>	<b><i>49</i></b>
<b><i>APEX THERMOPLASTICS</i></b>	<b><i>100-110 BRIDGE ST</i></b>	<b><i>E 1/4 - 1/2 (0.416 mi.)</i></b>	<b><i>AC172</i></b>	<b><i>49</i></b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>LENOX SMELTING</i></b>	<b><i>68 JAY STREET</i></b>	<b><i>E 1/4 - 1/2 (0.305 mi.)</i></b>	<b><i>160</i></b>	<b><i>46</i></b>

#### ***Federal RCRA generators list***

RCRA-LQG: A review of the RCRA-LQG list, as provided by EDR, and dated 12/09/2015 has revealed that there are 5 RCRA-LQG sites within approximately 0.25 miles of the target property.



## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RELIGIOUS ORDER OF J	53-73 PROSPECT ST -	ESE 1/8 - 1/4 (0.220 mi.)	V129	38
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CON EDISON - MANHOLE	S/S OLD FULTON	NW 0 - 1/8 (0.048 mi.)	B13	10
CON EDISON - MANHOLE	F/O 99 WATER STREET	NE 1/8 - 1/4 (0.142 mi.)	I71	24
CON EDISON - MANHOLE	87 FURMAN ST	WSW 1/8 - 1/4 (0.161 mi.)	K85	27
CON EDISON - MANHOLE	87 FURMAN ST	WSW 1/8 - 1/4 (0.161 mi.)	K86	27

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 12/09/2015 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NYC DEPT OF EDUCATIO	37 HICKS ST	S 0 - 1/8 (0.090 mi.)	D37	15
COLEMAN J & R CLEANE	97 HICKS ST	SSW 1/8 - 1/4 (0.233 mi.)	S145	42
WATCHTOWER PRINT AND	117 ADAMS STREET	ESE 1/8 - 1/4 (0.248 mi.)	V154	44

RCRA-CESQG: A review of the RCRA-CESQG list, as provided by EDR, and dated 12/09/2015 has revealed that there are 5 RCRA-CESQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BRIDGE HARBOR HEIGHT	75 POPLAR ST	SE 0 - 1/8 (0.091 mi.)	E40	16
MERAJ INC	68 HICKS ST	SSW 1/8 - 1/4 (0.153 mi.)	L80	26
PLYMOUTH CHURCH OF T	75 HICKS STREET	S 1/8 - 1/4 (0.168 mi.)	R105	32
KINGDOM SUPPORT SERV	74 ADAMS ST	E 1/8 - 1/4 (0.223 mi.)	X134	39
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DGS BUREAU OF MOTOR	11 FRONT ST	NNE 0 - 1/8 (0.039 mi.)	A8	9

### State- and tribal - equivalent CERCLIS

NY SHWS: A review of the NY SHWS list, as provided by EDR, and dated 05/17/2016 has revealed that there are 4 NY SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
APEX THERMOPLASTICS Site Code: 58472	100-110 BRIDGE ST	E 1/4 - 1/2 (0.416 mi.)	AC173	50
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
K - BROOKLYN GAS LIG Site Code: 378986	MARSHALL ST. & HUDSO	ENE 1/2 - 1 (0.655 mi.)	185	53
BROOKLYN NAVY YARD 1	KENT AVENUE	ESE 1/2 - 1 (0.917 mi.)	189	53

## EXECUTIVE SUMMARY

Site Code: 57818

Class Code: Significant threat to the public health or environment - action required.

BROOKLYN NAVAL YARD	FLUSHING AVENUE & CU	ESE 1/2 - 1 (0.995 mi.)	192	54
Site Code: 338760				

### **State and tribal landfill and/or solid waste disposal site lists**

NY SWF/LF: A review of the NY SWF/LF list, as provided by EDR, and dated 04/06/2016 has revealed that there is 1 NY SWF/LF site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALLIED (REPUBLIC-USA)	246-252 PLYMOUTH ST	ENE 1/4 - 1/2 (0.497 mi.)	AF181	52

### **State and tribal leaking storage tank lists**

NY LTANKS: A review of the NY LTANKS list, as provided by EDR, and dated 05/17/2016 has revealed that there are 19 NY LTANKS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FOLTS HOME INC. Spill Number/Closed Date: 9108056 / 1995-10-10 Site ID: 85841 Program Number: 9108056	104 N WASHINGTON ST	ESE 1/8 - 1/4 (0.173 mi.)	P91	29
FOLTS HOMES Spill Number/Closed Date: 0400522 / 2004-04-16 Site ID: 97337 Program Number: 0400522	104 NORTH WASHINGTON	ESE 1/8 - 1/4 (0.173 mi.)	P92	29
40 ORANGE ST/TEMPLE Spill Number/Closed Date: 9102597 / 1994-11-16 Site ID: 114670 Program Number: 9102597	40 ORANGE ST/TEMPLE	SSW 1/8 - 1/4 (0.205 mi.)	R117	35
52/4 ORANGE ST - BKL Spill Number/Closed Date: 8908550 / 1993-11-05 Site ID: 192539 Program Number: 8908550	52/4 ORANGE ST	S 1/8 - 1/4 (0.208 mi.)	R121	36
WATCHTOWER BIBLE & T Spill Number/Closed Date: 8707680 / 2003-03-04 Site ID: 317048 Program Number: 8707680	107 COLUMBIA HEIGHTS	SW 1/8 - 1/4 (0.220 mi.)	W132	38
KINGDOM SUPPORT SERV RESIDENCE Spill Number/Closed Date: 1310521 / 2014-05-22 Site ID: 491373 Program Number: 1310521	74 ADAMS ST 45 PINEAPPLE ST	E 1/8 - 1/4 (0.223 mi.) S 1/8 - 1/4 (0.236 mi.)	X134 S148	39 43
ON STREET	115 HENRY STREET	S 1/4 - 1/2 (0.326 mi.)	162	46

## EXECUTIVE SUMMARY

Spill Number/Closed Date: 9903166 / 1999-06-18 Site ID: 99138 Program Number: 9903166					
<b>186 JAY STREET</b>	<b>186 JAY STREET</b>	<b>SE 1/4 - 1/2 (0.361 mi.)</b>	<b>164</b>	<b>47</b>	
Spill Number/Closed Date: 9210273 / 2003-03-06 Site ID: 266755 Program Number: 9210273					
<b>EMMANUEL CELLARD FED</b>	<b>225 CADMAN PLAZA</b>	<b>SSE 1/4 - 1/2 (0.381 mi.)</b>	<b>AA167</b>	<b>48</b>	
Spill Number/Closed Date: 8808323 / 1989-01-20 Site ID: 197045 Program Number: 8808323					
<b>FLORENCE COURT CORP</b>	<b>187 HICKS ST</b>	<b>SSW 1/4 - 1/2 (0.418 mi.)</b>	<b>174</b>	<b>50</b>	
Spill Number/Closed Date: 9415312 / 1995-02-22 Site ID: 322951 Program Number: 9415312					
<b>24-30 CLINTON ST TEN</b>	<b>24-30 CLINTON ST</b>	<b>S 1/4 - 1/2 (0.426 mi.)</b>	<b>175</b>	<b>50</b>	
Spill Number/Closed Date: 0407013 / 2009-04-27 Site ID: 281139 Program Number: 0407013					
<b>14 PIERREPONT ST</b>	<b>14 PIERREPONT ST</b>	<b>SSW 1/4 - 1/2 (0.451 mi.)</b>	<b>AD176</b>	<b>51</b>	
Spill Number/Closed Date: 9811909 / 2002-01-23 Site ID: 244072 Program Number: 9811909					
<b>86 PIERREPONT ST/BKL</b>	<b>86 PIERREPONT STREET</b>	<b>S 1/4 - 1/2 (0.452 mi.)</b>	<b>AE177</b>	<b>51</b>	
Spill Number/Closed Date: 9101340 / 1991-05-02 Site ID: 111184 Program Number: 9101340					
<b>JOSEPH OWEN</b>	<b>102 PIERREPONT STREE</b>	<b>S 1/4 - 1/2 (0.458 mi.)</b>	<b>AE178</b>	<b>51</b>	
Spill Number/Closed Date: 1205175 / 2012-10-19 Site ID: 468096 Program Number: 1205175					
<b>62 MONTAGUE ST</b>	<b>62 MONTAGUE ST</b>	<b>SSW 1/4 - 1/2 (0.498 mi.)</b>	<b>AD182</b>	<b>52</b>	
Spill Number/Closed Date: 0905234 / 2010-04-02 Site ID: 417493 Program Number: 0905234					
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>	
<b>IRON WORKERS SHOP</b>	<b>59 ADAMS ST</b>	<b>ENE 1/8 - 1/4 (0.248 mi.)</b>	<b>Y155</b>	<b>44</b>	
Spill Number/Closed Date: 9510267 / 1996-07-18 Site ID: 65419 Program Number: 9510267					
<b>FARRAGUT SUBSTATION</b>	<b>29 JOHN ST</b>	<b>ENE 1/4 - 1/2 (0.361 mi.)</b>	<b>Z163</b>	<b>47</b>	
Spill Number/Closed Date: 0311516 / 2004-03-10 Site ID: 184650 Program Number: 0311516					
<b>PRECISE CORPORATE PR</b>	<b>20 JAY ST - 5TH FLOO</b>	<b>ENE 1/4 - 1/2 (0.362 mi.)</b>	<b>Z165</b>	<b>47</b>	
Spill Number/Closed Date: 9610348 / 1996-11-19 Site ID: 296280 Program Number: 9610348					

## EXECUTIVE SUMMARY

### State and tribal registered storage tank lists

NY UST: A review of the NY UST list, as provided by EDR, has revealed that there are 13 NY UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
INTELLIGENCE DIVISIO Database: UST, Date of Government Version: 03/29/2016	72 POPLAR STREET	SSE 0 - 1/8 (0.083 mi.)	G36	15
<b>65 MIDDAGH ST TENANT</b> Database: UST, Date of Government Version: 03/29/2016	<b>65 MIDDAGH ST</b>	<b>SSE 0 - 1/8 (0.120 mi.)</b>	<b>G55</b>	<b>20</b>
PLYMOUTH CHURCH OF T Database: UST, Date of Government Version: 03/29/2016	75 HICKS STREET	S 1/8 - 1/4 (0.188 mi.)	R103	32
<b>WATCHTOWER BIBLE&amp;TRA</b> Database: UST, Date of Government Version: 03/29/2016	<b>107 COLUMBIA HEIGHTS</b>	<b>SW 1/8 - 1/4 (0.220 mi.)</b>	<b>W131</b>	<b>38</b>
<b>WATCHTOWER BIBLE &amp; T</b> Database: UST, Date of Government Version: 03/29/2016	<b>74 ADAMS STREET</b>	<b>E 1/8 - 1/4 (0.223 mi.)</b>	<b>X133</b>	<b>39</b>
WATCHTOWER BIBLE & T Database: UST, Date of Government Version: 03/29/2016	122-136 COLUMBIA HEI	SW 1/8 - 1/4 (0.227 mi.)	W141	41
<b>MANMARK REALTY CORP</b> Database: UST, Date of Government Version: 03/29/2016	<b>71 PINEAPPLE ST</b>	<b>S 1/8 - 1/4 (0.245 mi.)</b>	<b>S152</b>	<b>44</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FSD SHOP 1 Database: UST, Date of Government Version: 03/29/2016	11 FRONT STREET	NNE 0 - 1/8 (0.039 mi.)	A11	10
<b>14-18 FULTON SERVICE</b> Database: UST, Date of Government Version: 03/29/2016	<b>14 OLD FULTON STREET</b>	<b>WNW 0 - 1/8 (0.076 mi.)</b>	<b>B28</b>	<b>14</b>
<b>60 WATER ST</b> Database: UST, Date of Government Version: 03/29/2016	<b>60 WATER ST</b>	<b>NE 0 - 1/8 (0.098 mi.)</b>	<b>C48</b>	<b>18</b>
<b>CLOCK TOWER CONDO</b> Database: UST, Date of Government Version: 03/29/2016	<b>1 MAIN STREET AKA 15</b>	<b>ENE 1/8 - 1/4 (0.173 mi.)</b>	<b>O93</b>	<b>29</b>
<b>LONG ISLAND MACHINE&amp;</b> Database: UST, Date of Government Version: 03/29/2016	<b>69 ADAMS ST</b>	<b>E 1/8 - 1/4 (0.233 mi.)</b>	<b>X147</b>	<b>42</b>
<b>IRON WORKERS SHOP</b> Database: UST, Date of Government Version: 03/29/2016	<b>59 ADAMS ST</b>	<b>ENE 1/8 - 1/4 (0.248 mi.)</b>	<b>Y155</b>	<b>44</b>

NY AST: A review of the NY AST list, as provided by EDR, has revealed that there are 37 NY AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BRIDGE HARBOR HEIGHT Database: AST, Date of Government Version: 03/29/2016 Facility Id: 2-610362	55 POPLAR STREET	SSE 0 - 1/8 (0.058 mi.)	D19	12
<b>INTELLIGENTS DIVISIO</b> Database: AST, Date of Government Version: 03/29/2016	<b>72 POPLAR STREET</b>	<b>SSE 0 - 1/8 (0.083 mi.)</b>	<b>G35</b>	<b>15</b>



## EXECUTIVE SUMMARY

Facility Id: 2-343552					
P.S. 8 BROOKLYN K008	37 HICKS STREET	S 0 - 1/8 (0.090 mi.)	D38	16	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-601757					
20 HENRY STREET ASSO	20 HENRY STREET	SSE 0 - 1/8 (0.123 mi.)	G59	21	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-269735					
ENGINE COMPANY 205	74 MIDDAGH STREET	SSE 1/8 - 1/4 (0.141 mi.)	M68	23	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-357472					
WASHINGTON GROUP, LL	70 WASHINGTON STREET	E 1/8 - 1/4 (0.160 mi.)	P84	27	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-604309					
Facility Id: 2-601533					
<b>81-87 OWNERS CORP</b>	<b>81 COLUMBIA HEIGHTS</b>	<b>SW 1/8 - 1/4 (0.167 mi.)</b>	<b>Q88</b>	<b>28</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-201472					
<b>81-87 OWNERS CORP</b>	<b>87 COLUMBIA HEIGHTS</b>	<b>SW 1/8 - 1/4 (0.170 mi.)</b>	<b>Q89</b>	<b>28</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-201189					
<b>49 WILLOW ST</b>	<b>49 WILLOW ST</b>	<b>SSW 1/8 - 1/4 (0.174 mi.)</b>	<b>Q94</b>	<b>30</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-322768					
<b>HELMSLEY-SPEAR INC</b>	<b>35 ORANGE ST</b>	<b>SSW 1/8 - 1/4 (0.180 mi.)</b>	<b>R101</b>	<b>31</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-278467					
THE CRANLYN	80 CRANBERRY STREET	S 1/8 - 1/4 (0.184 mi.)	M102	31	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-305065					
PLYMOUTH CHURCH OF T	75 HICKS STREET	S 1/8 - 1/4 (0.188 mi.)	R106	32	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-608454					
WATCHTOWER BIBLE & T	97 COLUMBIA HEIGHTS	SW 1/8 - 1/4 (0.198 mi.)	Q114	34	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-348112					
<b>66 ORANGE STREET</b>	<b>66 ORANGE STREET</b>	<b>S 1/8 - 1/4 (0.202 mi.)</b>	<b>S116</b>	<b>35</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-600835					
WHITMAN OWNER CORP	75 HENRY ST	SSE 1/8 - 1/4 (0.210 mi.)	T123	36	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-245283					
52 ORANGE ST OWNERS	54 ORANGE ST	S 1/8 - 1/4 (0.213 mi.)	S124	36	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-316083					
<b>WATCTOWER BIBLE &amp; TR</b>	<b>89 HICKS STREET</b>	<b>S 1/8 - 1/4 (0.220 mi.)</b>	<b>R126</b>	<b>37</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-477508					
<b>WATCHTOWER BIBLE&amp;TRA</b>	<b>107 COLUMBIA HEIGHTS</b>	<b>SW 1/8 - 1/4 (0.220 mi.)</b>	<b>W131</b>	<b>38</b>	
Database: AST, Date of Government Version: 03/29/2016					

## EXECUTIVE SUMMARY

Facility Id: 2-477494					
<b>WATCHTOWER BIBLE &amp; T</b>	<b>74 ADAMS STREET</b>	<b>E 1/8 - 1/4 (0.223 mi.)</b>	<b>X133</b>	<b>39</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-211273					
<b>72 ORANGE STREET TEN</b>	<b>72 ORANGE STREET</b>	<b>S 1/8 - 1/4 (0.224 mi.)</b>	<b>S136</b>	<b>40</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-600903					
<b>59 PINEAPPLE ST</b>	<b>59 PINEAPPLE STREET</b>	<b>S 1/8 - 1/4 (0.238 mi.)</b>	<b>S149</b>	<b>43</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-044989					
<b>WATCHTOWER BIBLE &amp; T</b>	<b>117 ADAMS STREET</b>	<b>ESE 1/8 - 1/4 (0.248 mi.)</b>	<b>V153</b>	<b>44</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-480797					
<b>MANMARK REALTY CORP</b>	<b>75 PINEAPPLE ST</b>	<b>S 1/8 - 1/4 (0.249 mi.)</b>	<b>158</b>	<b>45</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-288012					
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>	
<b>FSD SHOP 1</b>	<b>11 FRONT STREET</b>	<b>NNE 0 - 1/8 (0.039 mi.)</b>	<b>A9</b>	<b>10</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-217174					
<b>21-29 FRONT ST</b>	<b>21-29 FRONT ST</b>	<b>NE 0 - 1/8 (0.098 mi.)</b>	<b>C46</b>	<b>18</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-256617					
<b>60 WATER ST</b>	<b>60 WATER ST</b>	<b>NE 0 - 1/8 (0.098 mi.)</b>	<b>C47</b>	<b>18</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-338990					
<b>75 FRONT ST</b>	<b>75 FRONT STREET</b>	<b>ENE 1/8 - 1/4 (0.156 mi.)</b>	<b>O81</b>	<b>26</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-479217					
<b>CLOCK TOWER CONDO</b>	<b>1 MAIN STREET AKA 15</b>	<b>ENE 1/8 - 1/4 (0.173 mi.)</b>	<b>O93</b>	<b>29</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-195448					
<b>WASHINGTON GROUP</b>	<b>50 WASHINGTON STREET</b>	<b>ENE 1/8 - 1/4 (0.179 mi.)</b>	<b>O99</b>	<b>31</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-604310					
<b>BROOKLAKE ASSOCIATES</b>	<b>30 WASHINGTON STREET</b>	<b>ENE 1/8 - 1/4 (0.191 mi.)</b>	<b>O107</b>	<b>33</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-604306					
<b>45/55 WASHINGTON ST</b>	<b>45/55 WASHINGTON STR</b>	<b>ENE 1/8 - 1/4 (0.193 mi.)</b>	<b>O110</b>	<b>33</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-479225					
<b>WASHINGTON GROUP, LL</b>	<b>45-55 WASHINGTON STR</b>	<b>ENE 1/8 - 1/4 (0.193 mi.)</b>	<b>O111</b>	<b>33</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-604308					
<b>84 FRONT ST, LLC.</b>	<b>84 FRONT ST</b>	<b>E 1/8 - 1/4 (0.199 mi.)</b>	<b>P115</b>	<b>34</b>	
Database: AST, Date of Government Version: 03/29/2016					
Facility Id: 2-609642					
<b>31 WASHINGTON STREET</b>	<b>31 WASHINGTON STREET</b>	<b>ENE 1/8 - 1/4 (0.208 mi.)</b>	<b>U122</b>	<b>36</b>	
Database: AST, Date of Government Version: 03/29/2016					