(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

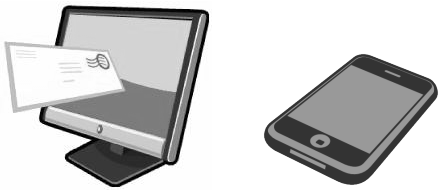
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go "Paperless":

- ☑ Get site information faster and share it easily;
- ☑ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☑ It helps the environment and stretches your tax dollars.

If "paperless" is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

12074 Flatlands Avenue p/o Lot 1

Brownfield Cleanup Program
Site No. C224353
Brooklyn, Kings County

April 2026

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 12074 Flatlands Avenue p/o Lot 1 site ("site") located at 35 Inspiration Lane, Brooklyn, Kings County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Innovative Urban Living, LLC; IUV Phase 1B Owner, LLC; IUV Phase 1B LIHTC Owner, LLC; IUV Phase 1B Housing Development Fund Corporation ("applicants") with oversight provided by the New York State Department of Environmental Conservation (DEC). The applicants have submitted a proposed Final Engineering Report (FER) for DEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access the approved FER and other project documents online through the DECinfo Locator: https://extapps.dec.ny.gov/data/DecDocs/C224353/.
- Documents also are available at the location(s) identified under "Where to Find Information."

Highlights of the Site Cleanup

The following activities have been completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of about 75,000 tons of non-hazardous contaminated materials and about 6,000 tons of hazardous lead-contaminated material exceeding the Restricted Residential Use soil cleanup objectives (RRUSCOs), the site-specific cleanup criteria;
- Importation of 13,800 tons of clean material that meets the established Soil Cleanup Objectives for use as construction support material and as backfill;
- Vapor Barrier - A vapor barrier was installed in the building to protect against soil vapor intrusion.
- Soil sampling was completed after the conclusion of site excavation which confirmed achievement of the intended RRSCOs within the Track 2 Area;
- Installation of permanent groundwater monitoring wells, and collection of six groundwater samples to evaluate the performance of the groundwater remedy;
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Next Steps

When DEC approves the FER, it will be made available to the public (see "Where to Find Information"). DEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicants would be able to redevelop the site after receiving a COC. In addition, the applicants will be

eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description

The 2.084 acres site is located at 35 inspiration lane, Brooklyn, NY and is identified as Block No. 4434, p/o Lot 1 on the NYC Tax map. Previously, historical Site use included operations as an automotive junkyard and historical filling of the former marshland during the early 1900s using ash and residue from a city solid waste incinerator.

The proposed redevelopment includes construction of two mixed-use commercial/residential buildings in the northern and southern portion of the Site A publicly accessible private roadway will be constructed at street level within the western and central portions of the Site.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C224353) at:

https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch

Brownfield Cleanup Program

New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield

Stay Informed with DEC Delivers

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Sign up to receive site updates by email:

https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: https://dec.ny.gov/maps/interactive-maps/decinfo-locator

CONTACT INFORMATION

Project-Related Questions

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DEC, Division of Environmental Remediation

DEC, Division of Environmental Remediation
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Project-Related Health Questions

Jim Sullivan
NYSDOH, Bureau of Environmental Exposure and Investigation

Empire State Plaza
p: (518) 402-5584
beei@health.ny.gov

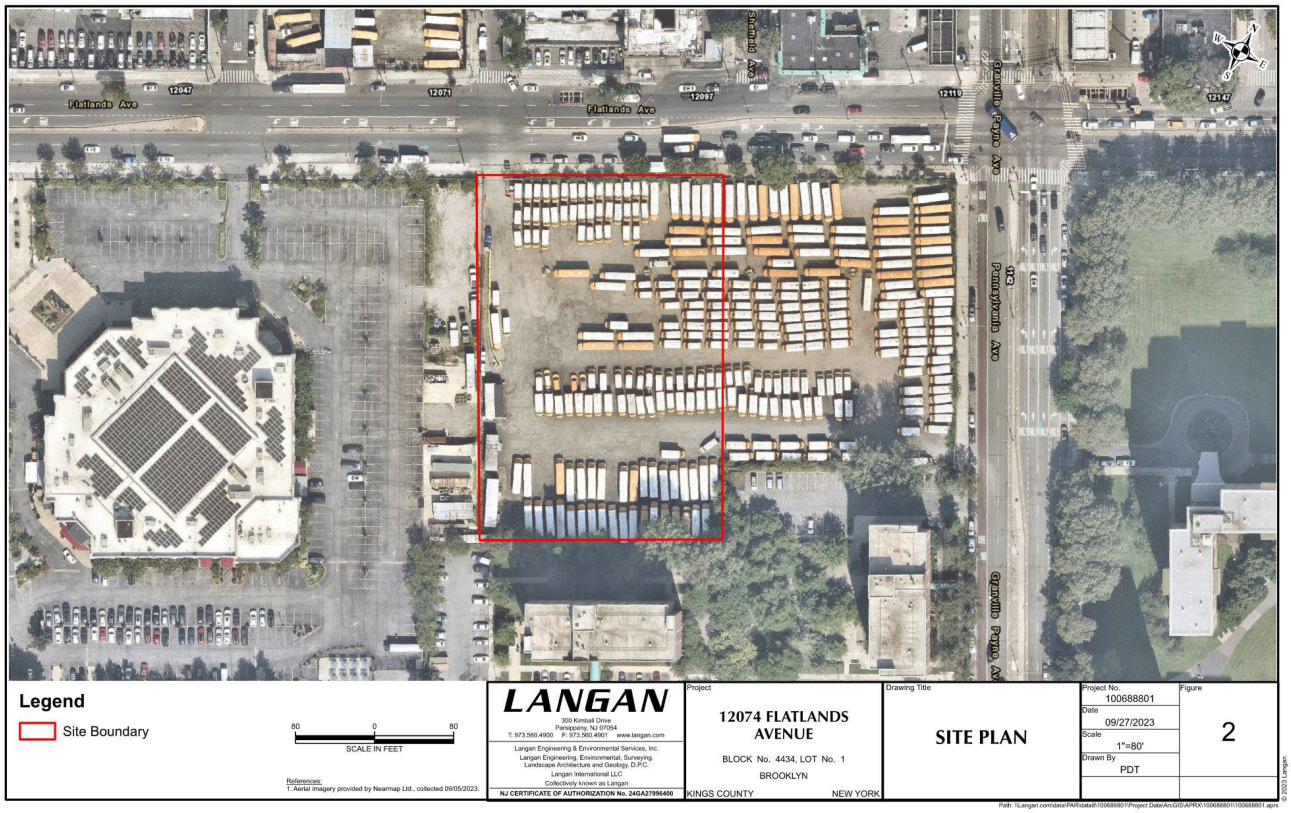
WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
https://extapps.dec.ny.gov/data/DecDocs/C224353/

Brooklyn Public Library, Spring Creek Branch
12143 Flatlands Avenue
Brooklyn, NY 11207
(718) 257-6571

Brooklyn Community Board 5
127 Pennsylvania Avenue, 2nd Floor
Brooklyn, NY 11207
Email: mperkins@cb.nyc.gov
Website: https://www.brooklyncb5.org/

Site Location



NEW YORK STATE | Department of Environmental Conservation

www.dec.ny.gov

Translation Available. Don't see your language? Ask!

English	To request to have this document translated into your preferred language, please contact the person below. There is no charge for the translation.
Español Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
Русский Russian	Чтобы запросить перевод этого документа на предпочитаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.
אידיש Yiddish	צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערטייטשן.
বাঙালি Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে নীচে উল্লেখ করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
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Kreyòl Ayisyen Haitian Creole	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
Italiano Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
العربية Arabic	لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجانًا ودون تكلفة.
Polski Polish	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
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اردو Urdu	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔

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