

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

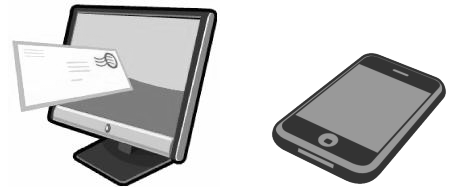
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

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.



**Department of  
Environmental  
Conservation**

## Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C224345/>  
and at these location(s):

**Brooklyn Public Library: Walt Whitman**  
93 Saints Edwards Street  
Brooklyn, NY 11205  
(718) 935-0244

**Borough Community Board 2**  
350 Jay Street, 8<sup>th</sup> Floor  
Brooklyn, NY 11201  
(718) 596-5410  
[bk02@cb.ny.gov](mailto:bk02@cb.ny.gov)

## Who to Contact

Comments and questions are always welcome and should be directed as follows:

**Project-Related Questions**  
Madeleine Babick, Project Manager  
NYSDEC  
47-20 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4992  
[madeleine.babick@dec.ny.gov](mailto:madeleine.babick@dec.ny.gov)

**Project-Related Health Questions**  
Kristin Kulow  
NYSDOH  
28 Hill Street, Suite 201  
Oneonta, NY 13820  
(607) 353-4335  
[keci@health.ny.gov](mailto:keci@health.ny.gov)

**For more information about New York's  
Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

**Brownfield Cleanup Program**

**101 Fleet Place  
Redevelopment  
101 Fleet Place  
Brooklyn, NY 11201**

**January 2023**

**SITE No. C224345  
NYSDEC REGION 2**

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 101 Fleet Place Redevelopment site ("site") located at 101 Fleet Place, Brooklyn, Kings County. Please see the map for the site location. The cleanup activities will be performed by 101 Fleet Place LLC, 101 Fleet Realty LLC, and 101 Fleet Holding LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Final Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224345/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Remedial activities are expected to begin in February 2023 and last about seven months.

**Highlights of the Upcoming Cleanup Activities:** The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Removal of the existing concrete cover;
- Design and construction of a support-of-excavation (SOE) system to maintain the structural integrity of the remedial excavation, retaining walls or structures that remain in place during excavation;
- Removal of Underground Storage Tanks (USTs), if discovered;
- Excavation and off-site disposal of contaminated soil exceeding the unrestricted use soil cleanup objectives (SCOs) to 7 feet below grade surface (ft bgs) in the southern and eastern regions of the site and to 10 ft bgs in the northern region of the site;
- Excavation to approximately 15 ft bgs in some areas of the site, to remove Polycyclic Aromatic Hydrocarbons (PAHs) and metals-impacted soil/fill, and excavation to approximately 30 ft bgs on others to remove lead-impacted soil;
- Collection and analysis of endpoint soil samples to evaluate and document the effectiveness of the remedy;
- Backfilling of excavated areas, as necessary for development, with clean material;

# BROWNFIELD CLEANUP PROGRAM

- Implementation of a site-specific Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Completion of a soil vapor intrusion (SVI) evaluation following remedial excavation activities and following foundation installation;
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement would be required to ensure proper use; and
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long-term maintenance of the remedial systems.

**Next Steps:** After the applicants complete the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicants. The applicants would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicants would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the COC.

**Site Description:** The 21,500-square foot site is bound to the north by a mixed-use residential and commercial development followed by Myrtle Avenue, to the east by a parking lot and residential development, to the south by parking and residential developments followed by Willoughby Street, and to the west by Fleet Place. It is currently a vacant lot. The site was developed as early as the late 1880s. In the late 1880s, the site was divided into multiple lots with multiple residential-use buildings a church. By 1915, the church was replaced with four residential buildings, and by 1938 this site was vacant. By 1969, the site was redeveloped with the former one-story building identified as, "N.Y. Telephone Co. Garage." The site operated as a garage from 1969 until 1993 when it was converted into a childcare center. The site operated as a childcare center since the early 1990s and was most recently

occupied by the Duffield Children Center (operations ceased early November 2021).

The planned redevelopment for the site is a 21-story mixed-use (residential and commercial) building that will encompass the entire site footprint. The cleanup is anticipated to achieve a Track 1 – Unrestricted Use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224345) at:

<https://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

**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 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 NYSDEC 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://www.dec.ny.gov/chemical/8450.html>

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***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.***

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

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://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location





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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

**Contact: Madeleine Babick; (718) 482-4992; [madeleine.babick@dec.nyc.gov](mailto:madeleine.babick@dec.nyc.gov)**