

Monthly Progress Report No. 1
101 Fleet Place Redevelopment BCP Site
101 Fleet Place, Brooklyn, NY
Brownfield Cleanup Program Site #: **C224345**
Reporting Period: 2 March 2022 – 1 April 2022

1. Introduction

In accordance with the reporting requirements of the 7 March 2022 Brownfield Site Cleanup Agreement (BCA) for the 101 Fleet Place Redevelopment Site, located at 101 Fleet Place in Brooklyn, NY (Site), Haley & Aldrich of New York (Haley & Aldrich), has prepared this monthly progress report, on behalf of 101 Fleet Place LLC, 101 Fleet Realty LLC, 101 Fleet Holding LLC (the Volunteers), to summarize the work performed at the Site from 2 March 2022 through 1 April 2022.

The Site, identified as Block 2061, Lot 100 on the New York City tax map, is about 20,000-square feet and 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 a residential development followed by Willoughby Street, and to the west by Fleet Place. The Site is an irregular-shaped lot and is improved with a one-story building with an open courtyard in the southern region. The Site is currently vacant and was most recently occupied by the Duffield Children Center which operated as a 3K through Pre-K children's center (operations ceased early November 2021). Building demolition began in late March 2022. The Site location is shown on Figure 1.

The Volunteers propose construction of a new 21-story building with a full cellar level. The building will be used for mixed residential and commercial uses, including 421-a affordable housing. The proposed gross square footage of the new development is 304,860.53 square feet. The cellar is anticipated to encompass the approximately 20,000-square-foot Site footprint and extend to a depth of 12 feet below grade surface (feet bgs). The proposed development is compatible with the existing R6 residential and C2-4 commercial zoning.

2. Investigation or Remedial Actions Relative to the Site during this Reporting Period

The following BCP and investigation actions were noted during this reporting period:

- A BCA was signed by the New York State Department of Environmental Conservation (NYSDEC) on 7 March 2022.
- NYSDEC acknowledged receipt of the 9 March 2022 Change of Use Notification submitted by Haley & Aldrich in a letter dated 11 March 2022. The Change of Use Notification addresses demolition of the existing one-story building on Lot 100 and excavation in the center of the Site to about 12 feet bgs and installation of a foundation element.
- NYSDEC issued approval of the Citizen Participation Plan (CPP) in a letter dated 28 March 2022.
- NYSDEC issued approval of the Remedial Investigation Work Plan (RIWP) in a letter dated 29 March 2022.
- Interior building demolition began at the Site in late March 2022 to facilitate

implementation of the NYSDEC-approved RIWP.

3. Actions Relative to the Site Anticipated for the Next Reporting Period

Anticipated actions relative to the Site for the next reporting period include implementation of the NYSDEC-approved RIWP including a geophysical survey, soil, soil vapor, indoor/ambient air, and groundwater sampling, and associated reporting. A monitoring well survey will be performed following installation of monitoring wells.

4. Approved Activity Modifications (changes of work scope and/or schedule)

No activity modifications were approved by NYSDEC during this reporting period.

5. Deliverables Submitted During This Reporting Period

The following deliverables were submitted to NYSDEC and/or NYSDOH:

- 9 March 2022 – Submission of the BCP CPP, Soil Materials Management Plan and Change of Use Notification
- 21 March 2022 – Submission of the revised RIWP
- 24 March 2022 – Submission of the revised CPP
- 29 March and 30 March 2022 – Submission of the CPP and RIWP to the two document repositories via mail
- 31 March 2022 – Submission of certification of mailing letter

6. Information Regarding Percentage of Completion

The demolition portion of this project is about 15% complete. Implementation of the RIWP is 0% complete and will be performed during the next reporting period.

7. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

No unresolved delays were encountered during this reporting period.

8. Community Participation (CP) Plan Activities during This Reporting Period

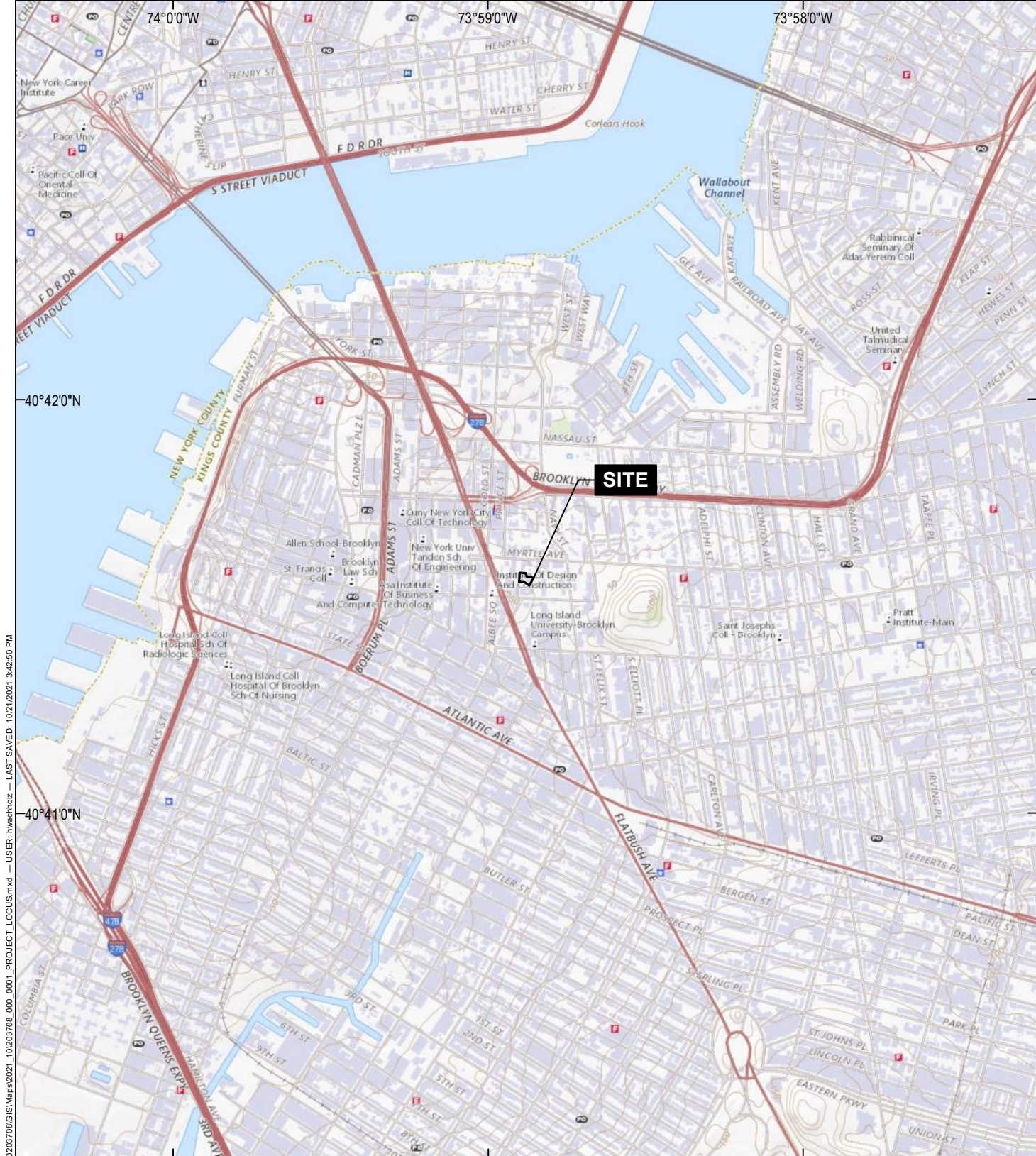
On 29 March and 30 March 2022, copies of the CPP and RIWP were mailed to the two document repositories listed in the CPP. A certification of mailing was provided to NYSDEC on 31 March 2022.

9. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:

None.

10. Miscellaneous Information

None.



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MAP SOURCE: ESRI
SITE COORDINATES: 73°58'52"N, 40°41'33"W

**HALEY
ALDRICH**

101 FLEET PLACE
BROOKLYN, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
OCTOBER 2021

FIGURE 1