

Monthly Progress Report No. 2
101 Fleet Place Redevelopment BCP Site
101 Fleet Place, Brooklyn, NY
Brownfield Cleanup Program Site #: **C224345**
Reporting Period: 2 April 2022 – 1 May 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 about 12-14 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:

- Interior building demolition continued at the Site during this reporting period to facilitate implementation of the NYSDEC-approved Remedial Investigation Work Plan (RIWP).
- Haley & Aldrich mobilized to the Site to perform the Remedial Investigation (RI) between 6 April and 22 April 2022. The NYSDEC-approved RIWP was implemented and included: a geophysical survey; advancement of nine soil borings and collection of soil samples; installation of five permanent monitoring wells and collection of groundwater samples; installation of five sub-slab soil vapor points, one soil vapor sample and collection of sub-slab/soil vapor samples, co-located indoor air samples and an ambient air sample; and a groundwater monitoring well survey.

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

Anticipated actions relative to the Site for the next reporting period include preparation of the Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) for the Site. In addition, continued building demolition is anticipated.

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 NYSDOH:

- Daily field reports documenting RI activities were submitted to NYSDEC and NYSDOH during implementation of the RIWP.

6. Information Regarding Percentage of Completion

The demolition portion of this project is about 25% complete. Implementation of the RIWP is 100% complete and preparation of the RIR and RAWP are underway. Copies of the draft RIR and RAWP are anticipated to be submitted to NYSDEC and NYSDOH 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

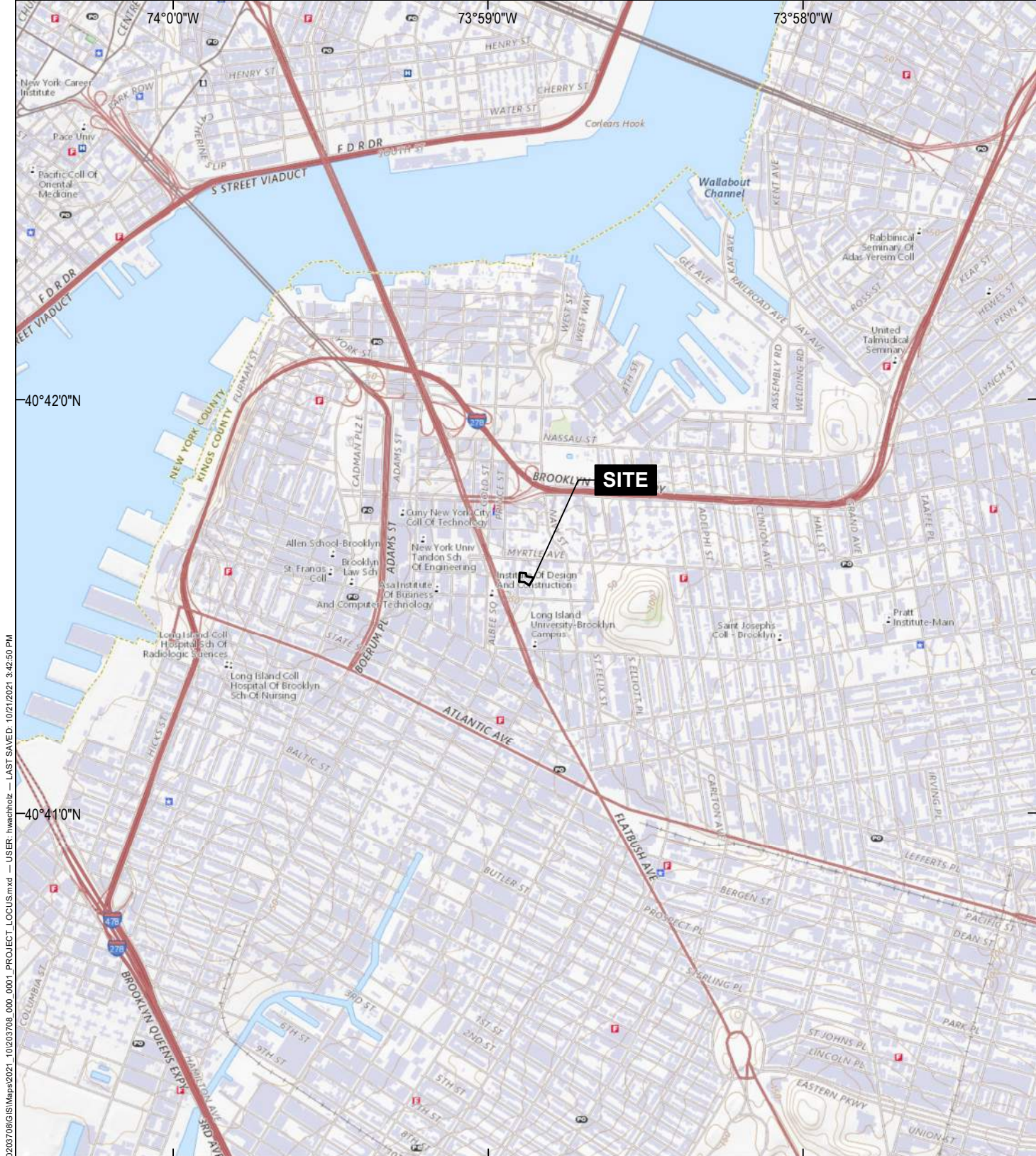
None.

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