

**Monthly Progress Report No. 3**  
101 Fleet Place Redevelopment BCP Site  
101 Fleet Place, Brooklyn, NY  
Brownfield Cleanup Program Site #: **C224345**  
Reporting Period: 2 May 2022 – 1 June 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 May 2022 through 1 June 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).
- On 1 June 2022 the contractor mobilized to the site to excavate soil in the central region of the Site to about 7 feet below grade surface (feet bgs) to facilitate installation of a foundation element as part of 421-a vesting. Haley & Aldrich was present to document the work per the NYSDEC-acknowledged 9 March 2022 Change of Use Notification and Soil Materials Management Plan (SMMP) prepared by Haley & Aldrich.

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

Anticipated actions relative to the Site for the next reporting period include continued building demolition, and form and pour concrete for the limited footing element. Preparation of a Remedial Action Work Plan (RAWP) for the Site is also 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**

- On 24 May 2022, the draft Remedial Investigation Report (RIR) was submitted to NYSDEC and NYSDOH for review.
- Daily field reports documenting limited excavation activities on 1 June 2022 were submitted to NYSDEC and NYSDOH.

**6. Information Regarding Percentage of Completion**

The demolition portion of this project is about 30% complete. Implementation of the RIWP is 100% complete and the draft RIR is undergoing review with NYSDEC and NYSDOH. Preparation of the draft RAWP is underway and 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.

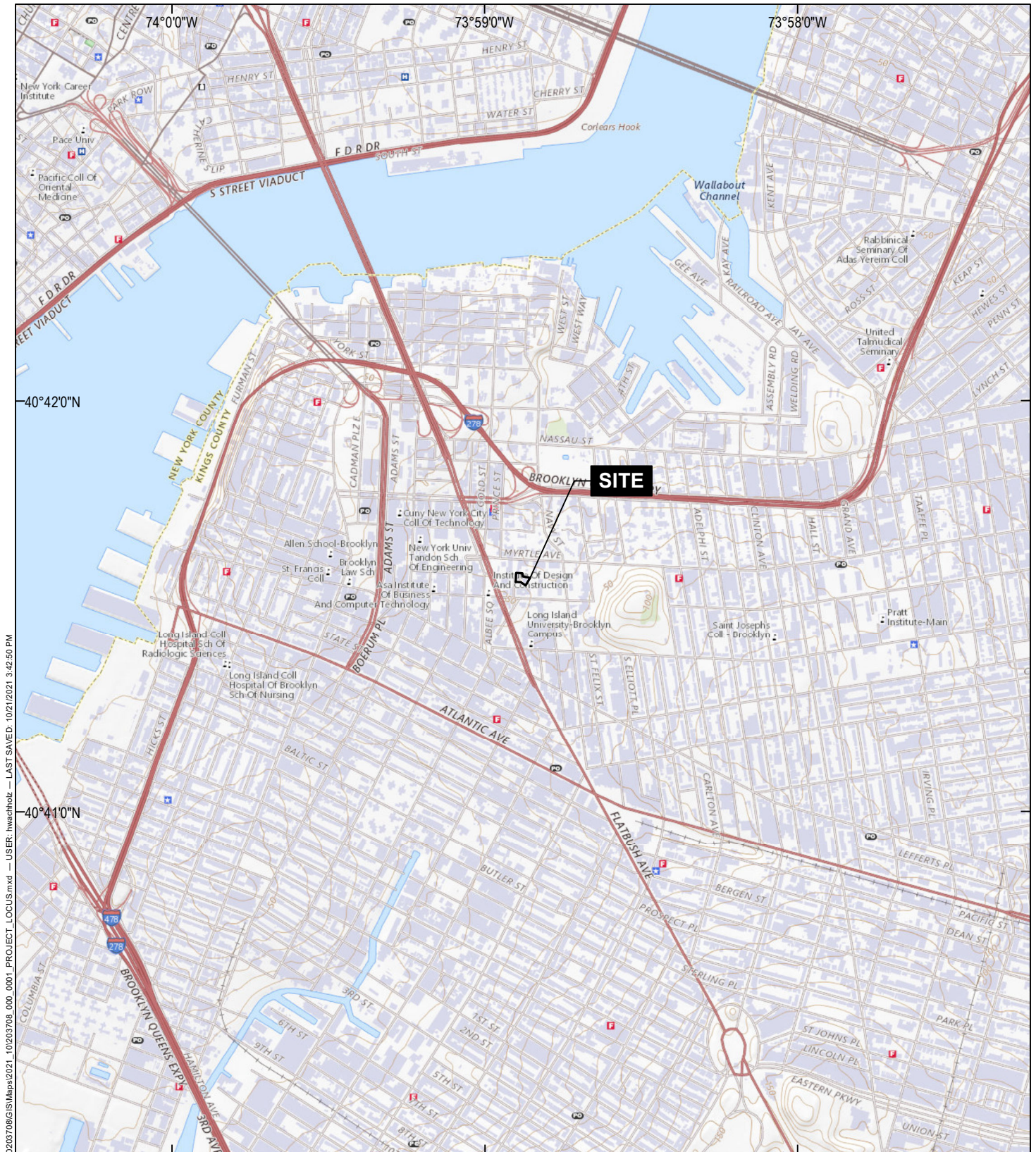
**9. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:**

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**