



Monthly Progress Report No. 10
101 Fleet Place Redevelopment BCP Site
101 Fleet Place, Brooklyn, NY
Brownfield Cleanup Program Site #: **C224345**
Reporting Period: December 1, 2022 - December 31, 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 1 December 2022 through 31 December 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

None.

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 for the NYSDEC to issue its Decision Document.

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

No activity modifications were approved by New York State Department of Environmental Conservation (NYSDEC) during this reporting period.

5. Deliverables Submitted During This Reporting Period

An updated and final Remedial Action Work Plan (RAWP), incorporating comments from the public comment period, was submitted to the NYSDEC and NYSDOH on December 19, 2022.

6. Information Regarding Percentage of Completion

The demolition portion of this project is approximately 90% complete. The remedial investigation/ design phase is approximately 95% complete.

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.

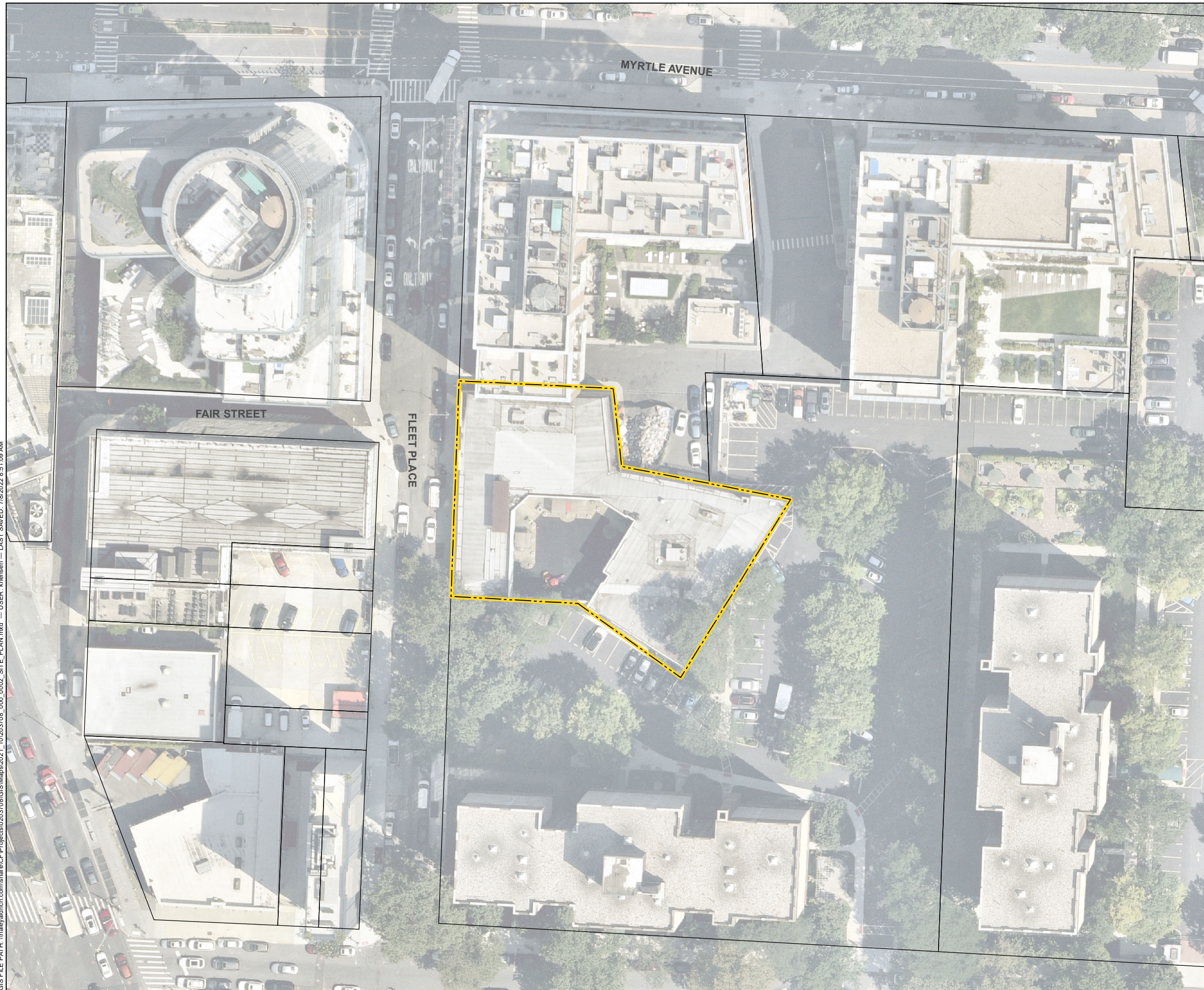
9. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:

Anticipated activities include the distribution of the pre-construction fact sheet, issuing of the Decision Document and the beginning of the remedial implementation.

10. Miscellaneous Information

None.

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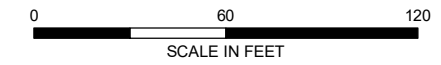


LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NEW YORK CITY DEPARTMENT OF CITY PLANNING GIS
3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021



HALEY ALDRICH 101 FLEET PLACE
BROOKLYN, NEW YORK

SITE PLAN

JULY 2022

FIGURE 1