

**Monthly Progress Report No. 16**  
2864 Atlantic Avenue Redevelopment BCP Site  
2864 Atlantic Avenue, Brooklyn, NY  
Brownfield Cleanup Program Site #: **C224349**  
Reporting Period: 01 June 2023 – 30 June 2023

**1. Introduction**

In accordance with the reporting requirements of the 15 March 2022 Brownfield Site Cleanup Agreement (BCA) for the 2864 Atlantic Redevelopment Site, located at 2864 Atlantic Avenue in Brooklyn, NY (Site), Haley & Aldrich of New York (Haley & Aldrich), has prepared this monthly progress report, on behalf of 2864 Atlantic Realty LLC (the Volunteer), to summarize the work performed at the Site from 01 June 2023 through 30 June 2023.

The Site, identified as Block 3965 Lot 11 on the New York City tax map, is located in the borough of Brooklyn and is composed of one 18,111 square foot (sq ft) tax lot. The Site is bounded by: Atlantic Avenue, followed by several mixed-use buildings with commercial businesses occupying street-level units to the north; Jerome Street, followed by a mixed-use building occupied by “Badawy & Sons Interna” to the east; two mid-rise multi-family residential buildings to the south; and Barbey Street, followed by an industrial use building occupied by “2840 Atlantic Ave Realty Corp.,” to the west. The Site was most recently occupied by an active retail petroleum station operated by Speedway LLC and is currently vacant. The Site location is shown on Figure 1.

The Volunteer is proposing to build a new 9-story building with a full cellar level. The building will be used for mixed residential and commercial uses, including affordable housing. The proposed gross square footage of the new development is 154,281.16 square feet. The cellar is anticipated to encompass the approximately 18,037.50-square-foot site footprint and extend to a depth of 12 feet below grade surface (ft bgs). About 178 dwelling units are proposed, of which about 36 units will be designated as affordable housing. The proposed development is compatible with the existing R8A residential with a C2-4 commercial overlay zoning.

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

The following BCP remedial action activities were noted during this reporting period:

- Construction activities and the implementation of the Remedial Action Work Plan (RAWP) continued through the month of June.

**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 Site remediation.

**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**

Daily Reports were submitted to NYSDEC and New York State Department of Health (NYSDOH) for work conducted from 01 June 2023 through 30 June 2023.

**6. Information Regarding Percentage of Completion**

The IRM phase is 100% complete. The remedial investigation/design phase is 100% complete. The remedial action phase is approximately 80% 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**

Daily Reports were submitted to NYSDEC and NYSDOH for work conducted from 01 June 2023 through 30 June 2023.

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

Continuation of Site remediation.

**10. Miscellaneous Information**

None.



C:\Users\lhansen\OneDrive - haleyaldrich.com\Desktop\KH\_LOCAL\Phase\_II\Former\_Speedway\_#7829\GIS\Maps\2021\_09\0000000\_000\_0002\_SITE\_PLAN.mxd - lhansen - 9/9/2021 8:48:56 AM

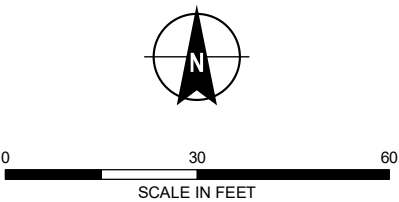


**LEGEND**

- +—+—+ COMMUTER RAIL LINE
- SITE BOUNDARY

**NOTES**

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021
4. FORMER TANK FIELD LOCATIONS IDENTIFIED FROM ENVIRONMENTAL SITE ASSESSMENT REPORT, PREPARED BY GEOLOGIC SERVICES CORPORATION, JULY 1999



**HALEY  
ALDRICH**

2864 ATLANTIC AVENUE REDEVELOPMENT  
2864 ATLANTIC AVENUE  
BROOKLYN, NEW YORK

**SITE PLAN**

NOVEMBER 2021

**FIGURE 1**