Monthly Progress Report No. 12
Bedford Beverly Redevelopment BCP Site
2359 and 2360 Bedford Avenue, Brooklyn, NY
Brownfield Cleanup Program Site #: **C224384**
Reporting Period: 01 March – 31 March 2024

1. Introduction

In accordance with the reporting requirements of the 24 April 2023 Brownfield Site Cleanup Agreement (BCA) for the Bedford Beverly Redevelopment Brownfield Cleanup Program (BCP) Site, located at 2359 and 2360 Bedford Avenue in Brooklyn, NY (Site), Haley & Aldrich of New York (Haley & Aldrich), has prepared this monthly progress report, on behalf of Bedford Beverly Acquisitions LLC, (the Volunteer), to summarize the work performed at the Site from 01 March through 31 March 2024.

The Site, identified as Block 5133, Lot 14 and Block 5135, Lot 53 on the New York City tax map, is located in the borough of Brooklyn and is comprised of two tax lots encompassing approximately 187,527 square feet (sq ft). The Site is bound to the north by a parking lot and multi-family residential buildings followed by Tilden Avenue, to the east by Loft Street followed by multi-family residential buildings, to the south by Beverly Road followed by multi-family residential buildings, and to the west by East 22nd Street, a theater, and commercial buildings. The building on Lot 14 was most recently operated by a Sears retail store and is currently a landmarked building utilized as furniture storage for an event rental company. The building on Lot 53 was most recently operated as an auto repair shop and was razed. The Site location is shown on Figure 1.

While the development plans are conceptual at this time, the Volunteer's planned project will consist of constructing new mixed-use commercial and residential buildings with cellars on Lot 14 and Lot 53. The new development is anticipated to extend approximately 15 to 20 feet below ground surface (ft bgs) and is compatible with the current zoning of C4-2 commercial.

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

Under the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plan (RAWP) dated 15 November 2024, support of excavation work and remedial activities continued on the Site, which included excavation, preparation of subgrade and footings, disposal of C&D, removal of underground storage tanks, and export of soil to approved disposal facilities.

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

Anticipated actions relative to the Site for the next reporting period include continued implementation of the remedy under the approved-RAWP.

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

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

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5. Deliverables Submitted During This Reporting Period

Twenty-one (21) Daily Reports were submitted to NYSDEC and NYSDOH, for work conducted during 01 March through 31 March 2024.

6. Information Regarding Percentage of Completion

The Remedial Design is approximately 100% complete. The Remedial Action is approximately 85% 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:

None.

10. Miscellaneous Information

None.

LEGEND

PARCEL BOUNDARY

SITE BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 27 FEBRUARY 2022

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SCALE IN FEET

HALEY ALDRICH

BEDFORD BEVERLY BROWNFIELD SITE
2359 AND 2360 BEDFORD AVENUE
BROOKLYN, NEW YORK

SITE MAP

MAY 2023

FIGURE 1

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