



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

101 Fleet Place Redevelopment  
101 Fleet Place  
Brooklyn, NY 11201

September 2022

**SITE No. C224345**  
NYSDEC REGION 2

### Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C224345/>  
and at these location(s):

**Brooklyn Public Library: Walt Whitman**  
93 Saint Edwards Street  
Brooklyn, NY 11205  
(718) 935-0244

**Brooklyn Community Board 2**  
350 Jay Street, 8<sup>th</sup> Floor  
Brooklyn, NY 11201  
(718) 596-5410  
[bk02@cb.nyc.gov](mailto:bk02@cb.nyc.gov)

### Who to Contact

Comments and questions are welcome and should be directed as follows:

**Project-Related Questions**  
Madeleine Babick, Project Manager  
NYSDEC  
47-20 21<sup>st</sup> Street  
Long Island City, NY 11101-5401  
(718) 482-4992  
[madeleine.babick@dec.ny.gov](mailto:madeleine.babick@dec.ny.gov)

**Project-Related Health Questions**  
Melissa Doroski  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1739  
Albany, NY 11237  
(518) 402-7857  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 101 Fleet Place site ("site") located at 101 Fleet Place, Brooklyn, Kings County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **September 15 through October 30, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224345/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Draft Remedial Work Plan:** The proposed Conditional Track 1 Unrestricted Use remedy consists of:

- Removal of the existing concrete cover;
- Design and construction of a support-of-excavation (SOE) system to maintain the structural integrity of the remedial excavation, retaining walls or structures that remain in place during excavation;
- Removal of Underground Storage Tanks (USTs), if discovered;
- Excavation and off-site disposal of contaminated soil exceeding the unrestricted use soil cleanup objectives (SCOs) to 7 feet below grade surface (ft bgs) in the southern and eastern regions of the site and to 10 ft bgs in the northern region of the site;
- Excavation to approximately 15 ft bgs centered on soil borings SB-01 and SB-04, respectively, to remove PAH and metals-impacted soil/fill and excavation to approximately 30 ft bgs centered on soil boring SB-05 to remove lead-impacted soil;
- Collection and analysis of endpoint and confirmation soil samples to evaluate and document the effectiveness of the remedy;
- Backfilling of excavated areas, as necessary for development, with certified-clean material, or virgin, native-crushed stone;
- Implementation of a Health and Safety Plan (HASp) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;

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- Completion of a soil vapor intrusion (SVI) evaluation in accordance with DER-10 and NYSDOH Final Guidance on SVI following remedial excavation activities and following foundation installation;
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement would be required to ensure proper site use; and
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.

The proposed remedy was developed by 101 Fleet Place LLC, 101 Fleet Realty LLC, and 101 Fleet Holding LLC (“applicants”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** The 21,500-square foot (0.46-acre) site is bounded 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 residential developments followed by Willoughby Street, and to the west by Fleet Place. It is currently vacant, with an unoccupied one-story building with an open courtyard. The site was developed as early as the late 1880s when the site was divided into multiple lots with multiple residential-use buildings and a church. By 1915, the church was replaced with four residential buildings, and by 1938 the site was vacant. By 1969, the site was redeveloped with the former one-story building identified as N.Y. Telephone Co. Garage. The site operated as a garage from 1969 until 1993 when it was converted into a childcare center. The site operated as a childcare center (most recently as the

Duffield Children Center) until operations ceased November 2021.

The planned redevelopment for the site is a 21-story mixed-use residential and commercial building that will encompass the entire site footprint.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224345) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site semi-volatile organic compounds (SVOCs), metals (including hazardous concentrations of lead), and pesticides in soil; SVOCs, and metals in groundwater; and chlorinated volatile organic compounds (VOCs) in soil vapor. Potential sources of contamination have been identified and include historical site usage, presence of historical fill material, and potentially an off-site dry-cleaning operation at a nearby property.

**Brownfield Cleanup Program:** New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the SCOs or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

*We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.*

## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](https://www.dec.ny.gov/chemical/61092.html)

Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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## Site Location







## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
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<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
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<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

**Contact: Madeleine Babick at (718) 482-4992 and [madeleine.babick@dec.ny.gov](mailto:madeleine.babick@dec.ny.gov)**