



Monthly Progress Report No. 1

Bedford Beverly Redevelopment BCP Site
2359 and 2360 Bedford Avenue, Brooklyn, NY
Brownfield Cleanup Program Site #: **C224384**
Reporting Period: 01 April – 30 April 2023

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 April through 30 April 2022.

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 is currently vacant. The Site location is shown in 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 Lots 14 and Lot 53. The new development is anticipated to extend approximately 12 to 13 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

The following BCP and Investigation actions were noted during this reporting period:

- New York State Department of Environmental Conservation (NYSDEC) issued approval of the Remedial Investigation Work Plan (RIWP) in a letter dated 19 April 2023.
- Notification of the commencement of the Remedial Investigation was provided to the NYSDEC and New York State Department of Health (NYSDOH) on 19 April 2023.
- The remedial investigation was implemented from 26 April 2023 through 28 April 2023 and will continue into May 2023.

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 completion of the remedial investigation, oversight of a monitoring well survey with completion of synoptic gauging, preparation of the Remedial Investigation Report, and preparation of the draft Remedial Action

Work Plan (RAWP).

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

- A revised RIWP was submitted to NYSDEC and NYSDOH, for review, on 07 April 2023.
- A 7-day notification for the beginning of the Remedial Investigation was submitted to NYSDEC and NYSDOH, on 19 April 2023.
- Daily Reports were submitted to NYSDEC and NYSDOH, for work conducted from 26 April 2023 through 28 April 2023.

6. Information Regarding Percentage of Completion

Implementation of the RIWP is approximately 25% complete and will be completed 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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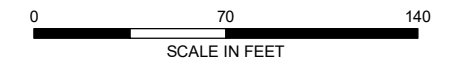


LEGEND

-  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



**HALEY
ALDRICH**

2307 BEVERLY ROAD AND 2359 BEDFORD AVENUE
BROOKLYN, NEW YORK

SITE PLAN

NOVEMBER 2022

FIGURE 1