

105 Metropolitan Avenue, Brooklyn



"I THOUGHT THE CITY VCP WAS INCREDIBLY USEFUL. I WAS SURPRISED THAT IT WAS NOT A COMPLICATED PROCESS. OER WAS ONE OF THE BEST CITY AGENCIES TO WORK WITH. THE STAFF WERE SUPER-HELPFUL AND VERY RESPONSIVE TO OUR NEEDS. IT WAS AWESOME. THE BIG GRANT ALLOWED US TO DO THE HIGHEST QUALITY CLEANUP."

ETHAN BREGMAN, AYTON PERFORMANCE, LLC

New Development Plan

Ayton Performance LLC, an automotive design and consulting company, is building a 6,350 square foot, two-story industrial building on this remediated property in Williamsburg, Brooklyn. Ayton Performance designs engines for some of the world's fastest racing cars, including the engine that won the Rolex 24 Hours of Daytona in 2010. The new building will house a machine shop as well as commercial and office space and is expected to support 6-8 permanent new jobs. Ayton Performance will complete construction and begin operation in late 2013.

Property Remediation in the NYC Voluntary Cleanup Program

Ayton Performance enrolled this 2,112 square foot property in the NYC Voluntary Cleanup Program (VCP) in August 2011 to ensure the new building would be safe for its intended use. The property is located within a mixed-use residential and light industrial neighborhood. A two-story building was on the site from the late 1880's until the mid-1980s when it was demolished. The property was vacant for more than 25 years before it was enrolled in the NYC Voluntary Cleanup Program in 2011.

A comprehensive environmental investigation was performed and included testing of soil, ground water and soil vapor. The cleanup plan was approved by the NYC Office of Environmental Remediation (OER) and remediation of this site was completed in August 2012. The cleanup achieved unrestricted use cleanup objectives—the most stringent standard for cleanup—meaning that the property is now safe for any use from residential through manufacturing. Soil was excavated to a depth of 15 feet throughout the property and disposed at a licensed off-site facility. As part of construction, a vapor barrier system was installed beneath the building slab and along the foundation walls – this prevents any soil vapors from the surrounding area from entering the new building. The concrete building slab encompasses the entire footprint of the property and serves as an engineered composite cover.

Project Team

Developer: ayton Performance, LLC

Contractor: B.O.S.S. Associates

Environmental Consultant: P.W. Grosser Consulting, Inc.

OER Project Manager: William Wong

