

Monthly Progress Report No. 89

Gowanus Canal Northside

Union, Bond, Sackett and Degraw Streets, Kings County, Brooklyn, New York

Brownfield Cleanup Program (BCP) Site No.: C224080

Reporting Period: January 2023

1. Introduction

In accordance with Article XI of the 16 April 2015 Brownfield Cleanup Agreement (BCA), amended on 7 July 2021, for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) has prepared this monthly progress report, on behalf of Gowanus Canal LLC and GowCan Owner, LLC (Participant), to summarize the work performed at Gowanus Canal Northside, Brooklyn, New York (the Site) during January 2023.

The Site comprises two lots (Block 424, Lot 1 and Block 431, Lot 12) transected by Sackett Street in the Gowanus neighborhood of Brooklyn, New York. Before November 2021, Lot 1 of Block 424 consisted of two lots (former Lots 1 and 20) and Lot 12 of Block 431 consisted of two lots (former Lots 12 and 17); the lot mergers are part of an ongoing redevelopment that is being completed in accordance with a Remedial Action Work Plan (RAWP). The overall redevelopment comprises two single-building developments known as:

- Society Brooklyn (Lot 1 of Block 424)
- Sackett Place (Lot 12 of Block 431)

The Site occupies an area of about 98,800 square feet (± 2.27 acres) and is bounded by Degraw Street to the north, the Gowanus Canal to the east, Union Street and multiple-story commercial buildings to the south, and Bond Street and multiple-story commercial and residential buildings to the west. The Site was formerly occupied by the Bayside Fuel Oil Depot Corp., vacant automobile maintenance garages formerly used to service fuel delivery vehicles, a vacant parking lot, and equipment storage areas. A Site Location Map is attached to this progress report as Figure 1.

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

The following were implemented in accordance with the NYSDEC-approved RAWP:

- Conducting real-time air monitoring for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10) at the upwind and downwind perimeters of the work area during remedial work.
 - On 11 January 2023, PM10 concentrations above the action level established by the community air monitoring plan (CAMP) were recorded due to wooden formwork installation near the downwind station. Dust suppression measures were implemented and dust was not observed migrating off-site.
 - On 16 January 2023, PM10 concentrations above the action level established by the CAMP were recorded due to wooden formwork installation near the downwind station. Dust suppression measures were implemented and dust was not observed migrating off-site.

- On 17 January 2023, PM10 concentrations above the action levels established by the CAMP were recorded due to construction and demolition (C&D) debris demolition near the downwind station. Dust suppression measures were implemented and dust was not observed migrating off-site.
- On 27 January 2023, PM10 concentrations above the action level established by the CAMP were recorded. The exceedances were measured immediately after cleaning and recalibration of the DustTrak particulate monitor, and are attributed to the cleaning process. No dust was apparent during the time of the exceedance.
- Excavating soil/fill to: install dewatering system piping; install support of excavation (SOE) lagging; remediate Remedial Excavation Areas No. 1, 3, and 4; install the cellar-level foundations; expose foundation piles to install structural pile caps; repair stabilized construction entrances; and remove hydraulic fluid-impacted and petroleum-impacted soil for off-site disposal;
- Application of odor suppressant to mitigate odor during excavation and stockpiling;
- Demolishing and exporting C&D debris to Faztec Industries in Staten Island, NY;
- Exporting non-hazardous soil/fill for off-site disposal at Bayshore Soil Management in Keasbey, NJ and Phase III Environmental in Palmerton, PA;
- Importing 2.5-inch virgin quarry stone from 87 19th Avenue in Astoria, NY and 2.5-inch virgin quarry stone from Stavola Construction Materials, Inc. in Bridgewater, NJ to construct stabilized construction entrances and truck tracking pads;
- Importing 0.5-inch crushed stone from the Impact Environmental facility in Jersey City, NJ for site stabilization and remedial excavation backfill;
- Importing 0.75-inch crushed stone from the Impact Environmental facility in Lyndhurst, NJ for site stabilization;
- Installing dewatering system piping and treatment components;
- Installing a waterproofing/vapor barrier membrane (Preprufe 300R from GCP Applied Technologies) in the southern part of Society Brooklyn and the northern part of Sackett Place;
- Collection and analysis of 11 base-of-excavation and 14 sidewall documentation soil samples from remedial excavations;
- Dewatering in the northern and southern parts of Society Brooklyn and treatment and discharge of dewatered fluids in accordance with a State Pollutant Discharge Elimination System Permit Equivalent; and
- Implementing in-situ groundwater remediation via the application of PetroFix to the base and sidewall of Remedial Excavation Area No. 1 and 4.

On 18 January 2023, the NYSDEC provided a letter requesting that a Grossly Contaminated Media (GCM)/Nonaqueous Phase Liquid (NAPL) investigation be performed. A meeting was held between NYSDEC, Langan, and environmental counsel on 31 January 2023 to discuss the letter. A GCM/NAPL Investigation Work Plan will be submitted to the NYSDEC during the next reporting period.

On 19 January 2023, the NYSDEC provided a project transition letter indicating that the NYSDEC project manager responsibilities would be transferring from John Miller to Meghan Medwid.

On 27 January 2023, Langan submitted a 60-Day Advance Notification of Site Change of Use form to NYSDEC for a proposed change in site ownership from GowCan Owner, LLC to Bayside Gowanus Owner, L.L.C.

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

Kingdom Associates, Inc. (Kingdom) will continue to implement the RAWP. Langan will continue collecting documentation endpoint and sidewall samples from Remedial Excavation No. 1. Kingdom will begin constructing the sub-membrane depressurization (SMD) systems.

Langan will prepare and submit a GCM/NAPL Investigation Work Plan to the NYSDEC early during the next reporting period. Langan anticipates implementing the GCM/NAPL investigation during the week of 13 February 2023, pending approval of the Work Plan by NYSDEC.

Langan anticipates submitting a BCP Application to Amend BCA and Amendment to the NYSDEC to add applicants to the BCA, reflect a forthcoming change in ownership, and memorialize the November 2021 tax lot mergers.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

None.

6. Deliverables Submitted During This Reporting Period

None.

7. Information Regarding Percentage of Completion

The BCP project is about 80% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None.

9. Community Participation (CP) Plan Activities during this Reporting Period

None.

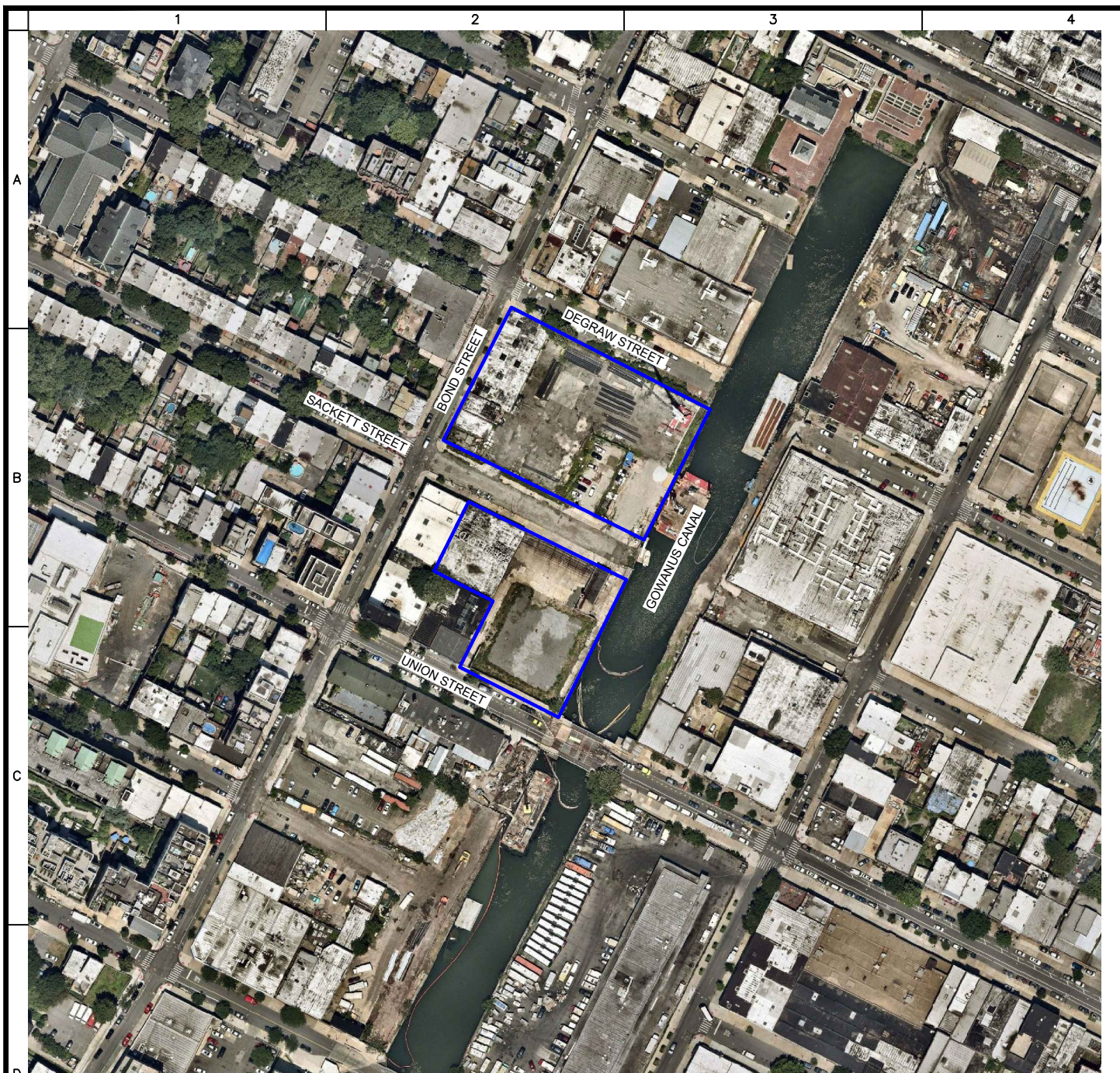
10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:

None.

11. Miscellaneous Information

On 19 January 2023, the NYSDEC provided a project transition letter indicating that the NYSDEC project manager responsibilities would be transferring from John Miller to Meghan Medwid.

FIGURES



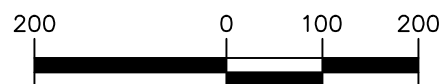
LEGEND



APPROXIMATE SITE BOUNDARY

NOTES

1. BASEMAP ADAPTED FROM 9 JUNE 2020 NEARMAP AERIAL PHOTOGRAPH.



SCALE IN FEET

LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

**GOWANUS CANAL
NORTHSIDE**

BLOCK No. 424, LOT Nos. 1 & 20
BLOCK No. 431, LOT Nos. 12 & 17
BROOKLYN

KINGS COUNTY

NEW YORK

Drawing Title

**SITE LOCATION
MAP**

Project No.

170295301

Date

9/30/2020

Drawn By

VDP

Checked By

PTF

Drawing No.

1

Sheet 1 of 1