

Monthly Progress Report No. 91

Gowanus Canal Northside

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

Brownfield Cleanup Program (BCP) Site No.: C224080

Reporting Period: March 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 March 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 New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plan (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 10 March 2023, PM₁₀ concentrations were recorded above the action level established by the community air monitoring plan (CAMP) 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 24 March 2023, PM₁₀ concentrations were recorded above the action level established by the CAMP due to a leaf blower being used near the downwind station. Use of the leaf blower was discontinued and dust was not observed migrating off-site.

- Excavating soil/fill to: install utilities, expose foundation piles to install structural pile caps, repair stabilized construction entrances, install sub-membrane depressurization (SMD) system components, and remove petroleum-impacted soil for off-site disposal;
- 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 ASTM #5 virgin quarry stone from the Tilcon New York Inc facility in Wharton, NJ for the SMD system;
- Importing 0.5-inch crushed stone from the Impact Environmental facility in Lyndhurst, NJ for site stabilization and remedial excavation backfill;
- 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 wells in the northern part of Society Brooklyn;
- Installing a waterproofing/vapor barrier membrane (Preprufe 300R from GCP Applied Technologies);
- Installing components for the SMD system at Society Brooklyn and Sackett Place;
- Installing post-treatment performance monitoring well PT-MW03 at Sackett Place;
- Collection and analysis of 1 base-of-excavation documentation soil sample from Remedial Excavation No. 1; and
- Dewatering in the northern part of Society Brooklyn, and treatment and discharge of dewatered fluids in accordance with a State Pollutant Discharge Elimination System Permit Equivalent.

Langan collected groundwater samples from monitoring wells installed as part of the Grossly Contaminated Material (GCM)/Nonaqueous Phase Liquid (NAPL) Work Plan implementation.

On 15 March 2023, the NYSDEC provided comments to the BCP Application to Amend Brownfield Cleanup Agreement (BCA) and Amendment form (BCA Amendment) submitted to the NYSDEC on 17 February 2023.

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 continue constructing the SMD systems. Kingdom will continue to install post-treatment monitoring wells.

Langan anticipates submitting a revised BCA Amendment to the NYSDEC.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

The results of the GCM/NAPL investigation will be provided in a GCM/NAPL Investigation Report.

6. Deliverables Submitted During This Reporting Period

None.

7. Information Regarding Percentage of Completion

The BCP project is about 85% 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.

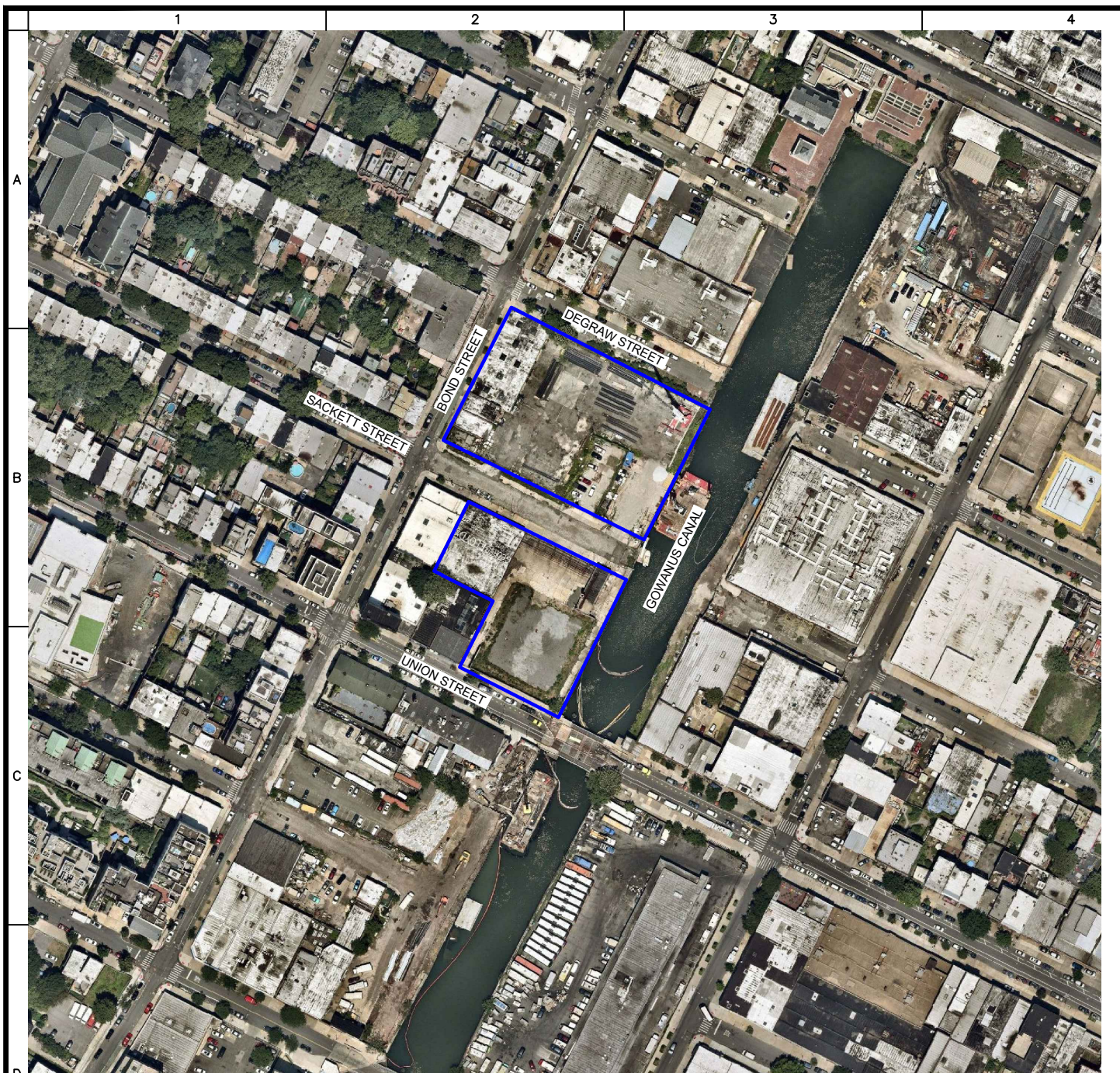
10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:

None.

11. Miscellaneous Information

None.

FIGURES



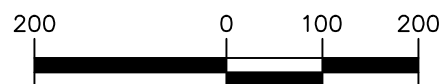
LEGEND



APPROXIMATE SITE BOUNDARY

NOTES

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



SCALE IN FEET

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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.

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Sheet 1 of 1