

Monthly Progress Report No. 92

Gowanus Canal Northside

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

Brownfield Cleanup Program (BCP) Site No.: C224080

Reporting Period: April 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 April 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 4 April 2023, PM₁₀ concentrations were recorded above the action level established by the community air monitoring plan (CAMP) due to an equipment malfunction at the downwind station. Dust was not observed on-site or migrating off-site during the time of the CAMP exceedance. The equipment was restarted and recalibrated and particulate concentrations returned to below the action levels.
 - On 14 April 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, install cellar-level foundations, install sub-membrane depressurization (SMD) system components, install temporary foundation elements for a construction trailer, install components for the dewatering system, and remove petroleum-impacted soil for off-site disposal;
- Exporting timbers for off-site disposal at 110 Sand Company in Melville, 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 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;
- Installing a waterproofing/vapor barrier membrane (PREPRUFE 300R from GCP Applied Technologies);
- Installing components for the SMD systems at Society Brooklyn and Sackett Place;
- Installing the first-floor foundation slab in the northern, western, and southern parts of Society Brooklyn;
- Collecting one base-of-excavation documentation soil sample from Remedial Excavation No. 1 for laboratory analysis;
- Dewatering in the northern part of Society Brooklyn, and treatment and discharge of dewatered fluids in accordance with a State Pollutant Discharge Elimination System (SPDES) Permit Equivalent; and
- Implementing in-situ groundwater remediation via the application of PetroFix to the base of Remedial Excavation Area No. 1.

Langan continued preparing the revised BCP Application to Amend Brownfield Cleanup Agreement (BCA) and Amendment form (BCA Amendment) during the reporting period.

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

Kingdom Associates, Inc. (Kingdom) will continue to implement the RAWP by continuing to construct the SMD Systems and installing 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

None.

6. Deliverables Submitted During This Reporting Period

None.

7. Information Regarding Percentage of Completion

The BCP project is about 90% 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.

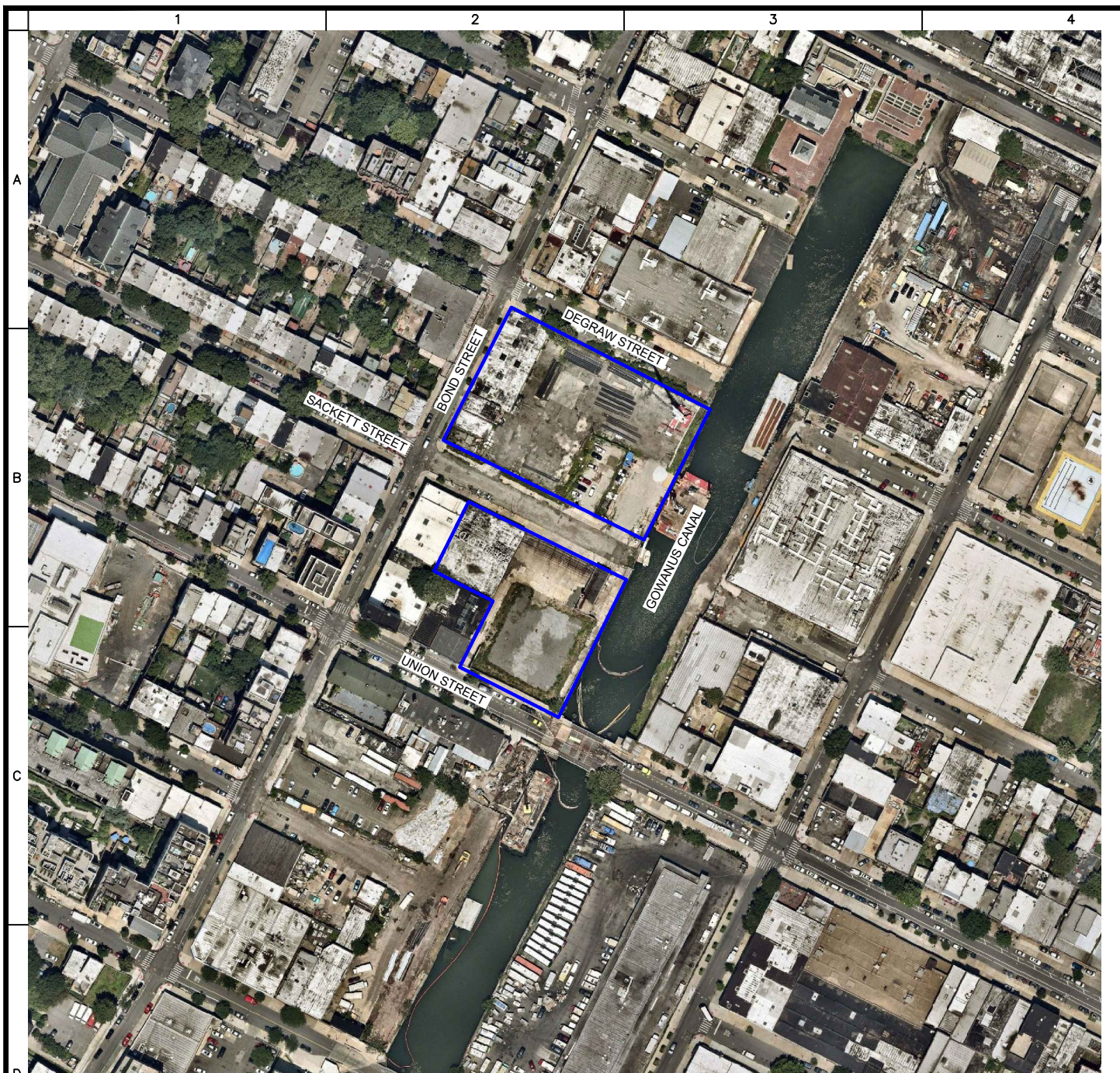
10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:

None.

11. Miscellaneous Information

None.

FIGURES



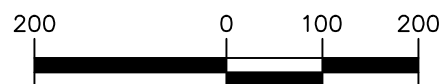
LEGEND



APPROXIMATE SITE BOUNDARY

NOTES

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



SCALE IN FEET

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.

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Sheet 1 of 1