

Monthly Progress Report No. 94

Gowanus Canal Northside

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

Brownfield Cleanup Program (BCP) Site No.: C224080

Reporting Period: June 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 June 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 29 June 2023, PM10 concentrations were recorded above the action level established by the community air monitoring plan (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.
 - On 30 June 2023, PM10 concentrations were recorded above the action level established by the CAMP due to poor air quality throughout the tri-state area related to Canadian wildfires.

- Excavating soil/fill to: install structural pile cap formwork, install sub-membrane depressurization (SMD) system components, and survey monitoring wells;
- 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 Jersey City, NJ for site stabilization and general backfill;
- Installing a waterproofing/vapor barrier membrane (PREPRUFE 300R and BITUTHENE 4000 from GCP Applied Technologies);
- Installing components for the SMD system at Society Brooklyn;
- Installing the first-floor foundation slab (part of the composite cover system) in the central and northeastern parts of Society Brooklyn;
- Installing post-treatment performance groundwater monitoring well PT-MW01 at Society Brooklyn;
- 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
- Decommissioning and demobilizing the dewatering system.

On 1 June 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 31 May 2023.

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

G&M Works Landscape Construction (G&M) will continue to implement the RAWP by installing the temporary composite cover system within the shore public walkway (SPW).

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

On 1 June 2023, a revised BCA Amendment was submitted to the NYSDEC.

On 12 June 2023, an environmental easement package was submitted to the NYSDEC.

7. Information Regarding Percentage of Completion

The BCP project is about 95% 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.

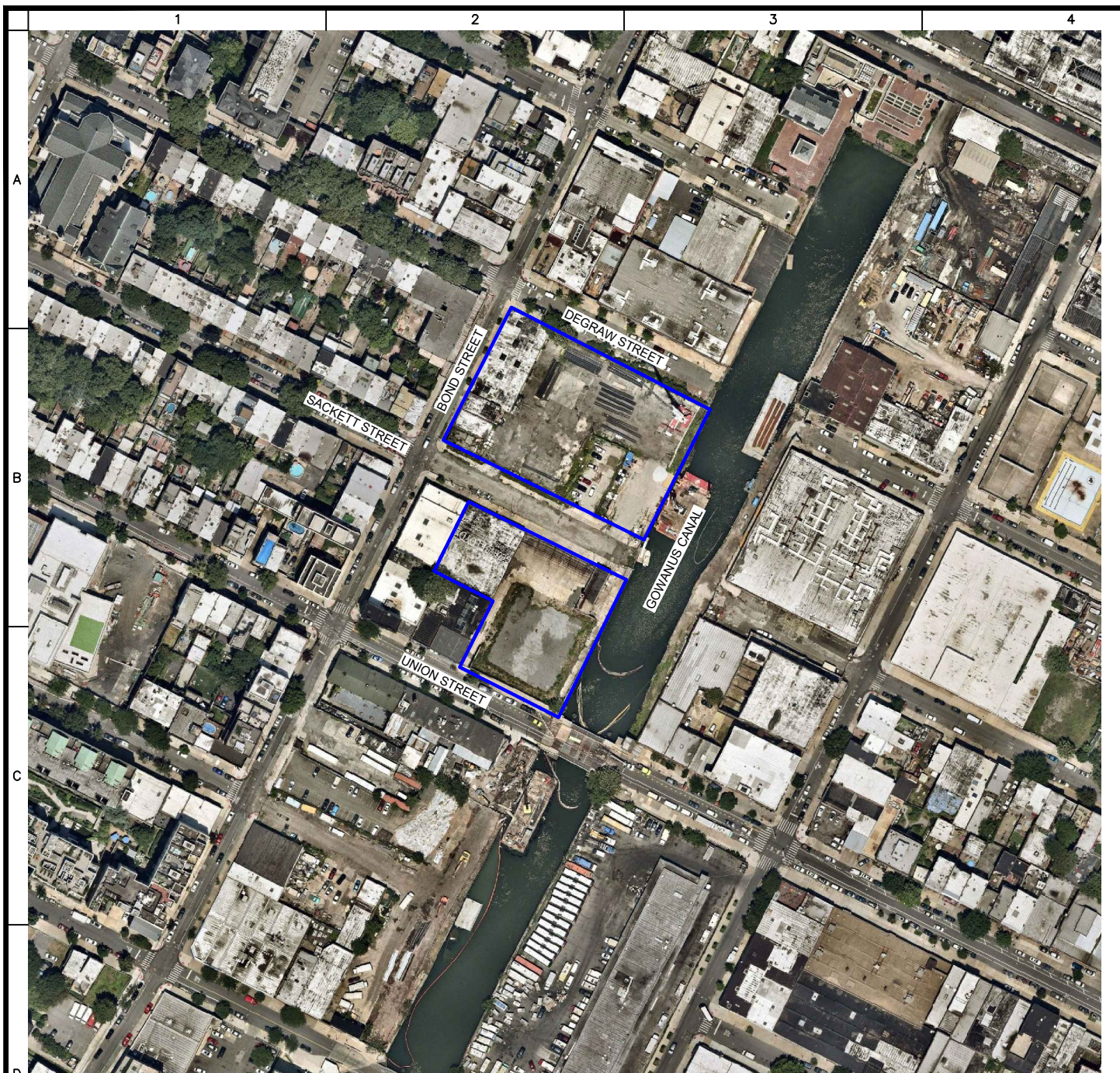
10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:

None.

11. Miscellaneous Information

None.

FIGURES



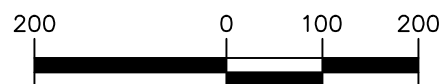
LEGEND



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