

Monthly Progress Report No. 106

Gowanus Canal Northside

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

Brownfield Cleanup Program (BCP) Site No.: C224080

Reporting Period: August 2024

1. Introduction

In accordance with Article XI of the 16 April 2015 Brownfield Cleanup Agreement (BCA), amended on 10 June 2020, 7 July 2021, 18 July 2023, and 23 August 2023 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, GowCan Owner, LLC, Bayside Gowanus Owner, L.L.C., and Bayside Gowanus Venture, L.L.C. (collectively, the Participants), to summarize the work performed at Gowanus Canal Northside, in Brooklyn, New York (the Site) during August 2024.

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. The overall redevelopment comprises two single-building developments known as Society Brooklyn (Lot 1 of Block 424) and Sackett Place (Lot 12 of Block 431). A 40- to 60-foot-wide shore public walkway (SPW) is between the two buildings and the Gowanus Canal. Construction of the two buildings and the SPW is ongoing.

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.

The Site received a BCP Certificate of Completion (CoC) on 27 December 2023; implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved 8 December 2023 Site Management Plan (SMP) is ongoing.

2. Actions Relative to the Site during this Reporting Period

SMP implementation included:

- 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 ground-intrusive work;
- Exporting non-hazardous soil/fill for off-site disposal at the Capital Development Site in East Bangor, PA and the Pure Soil Technologies facility in Jackson Township, NJ;
- Importing NYSDEC-approved 0.75-inch stone from Stavola Construction Materials, Inc. in Bridgewater, NJ to backfill foundation excavations within the SPW;
- Excavating, backfilling, and grading to install foundation elements within the SPW;
- Demolishing concrete slabs and foundation elements within the SPW and exporting concrete to Hunters Point Recycling in Queens, NY; and

- Installing portions of the composite cover system in the SPW.

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

G&M Works (G&M) will continue SPW construction in accordance with the SMP. Langan will collect groundwater samples from groundwater monitoring wells PT-MW01, PT MW02, PT-MW03, and MW27 for quarterly performance monitoring.

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

None

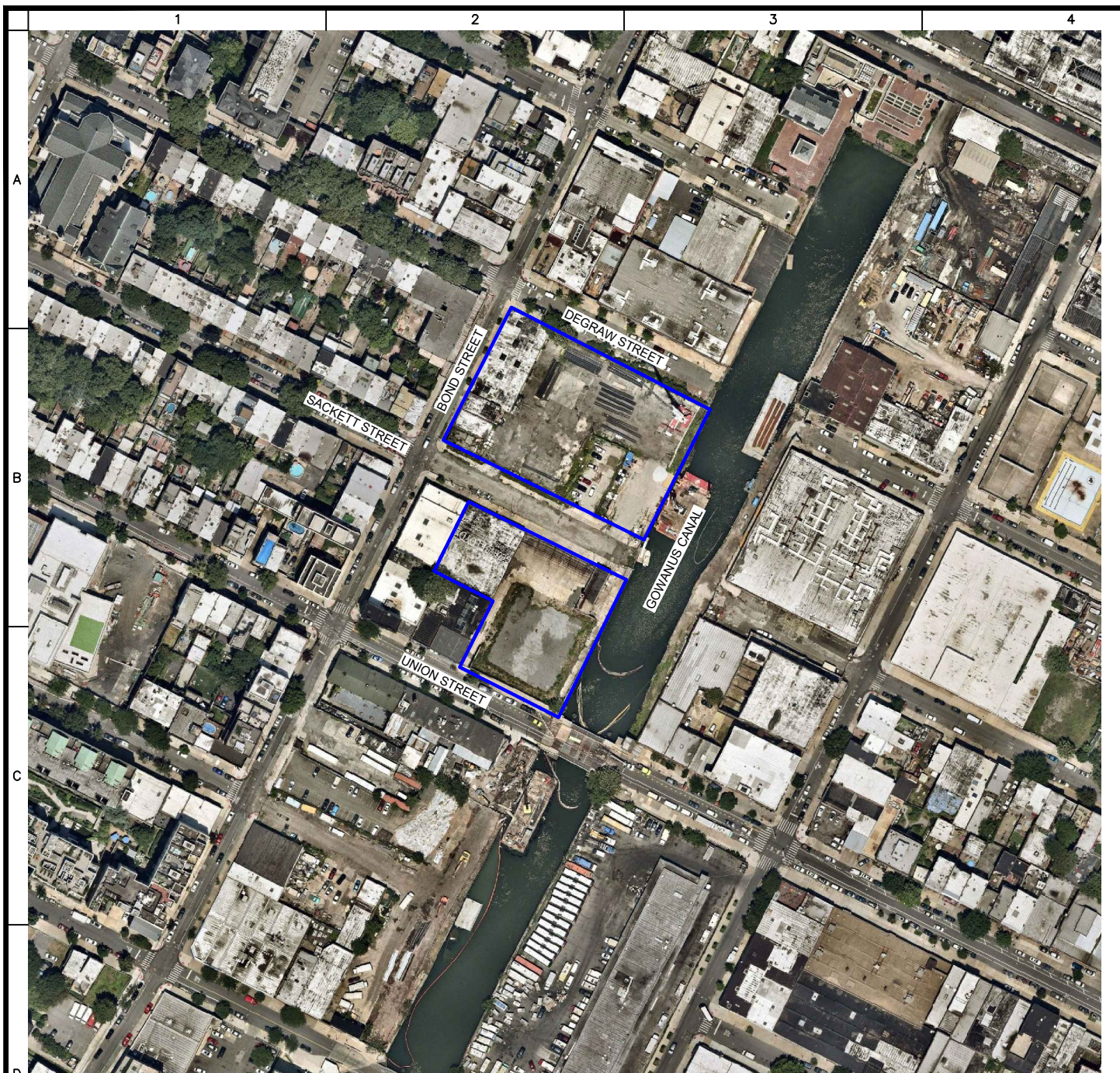
8. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:

None

9. Miscellaneous Information

None

FIGURES



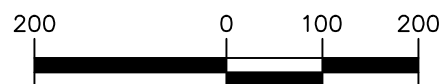
LEGEND



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