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MONTHLY PROGRESS REPORT

55 ECKFORD STREET

Brooklyn, NY 11222

Block 2698 Lot 32

BCP SITE NO. C224168

PERIOD: December 1, 2024, to December 31, 2024

REPORT DATE: January 9, 2025

GZA File No.: 41.0163263.10



PREPARED FOR:

55 ECKFORD ST, LLC

110-50 69th Avenue

Forest Hills, NY 11375

PREPARED BY:

GOLDBERG-ZOINO ASSOCIATES OF NEW YORK P.C.

D/B/A GZA GEOENVIRONMENTAL OF NEW YORK

324 South Service Road | Melville, NY 11747

(212) 594 - 8140

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MONTHLY PROGRESS REPORT

55 Eckford Street, Brooklyn, NY
Brownfield Cleanup Program No. C224168

Monthly Progress Report
Period: December 1, 2024, to December 31, 2024

In accordance with the Brownfield Cleanup Agreement (# C224168), dated November 21, 2024, this progress report was prepared to describe the remedial program activities at the 55 Eckford Street Site for the month of December 2024.

1. Actions Taken During the Reporting Period

- Commenced Remedial Investigation
 - Advanced 10 soil borings across the property. Seven (7) of the borings will be located outside of the footprint of the partially constructed building (i.e., identified as Exterior Borings GZ-01 to GZ-07) while three (3) of the borings will be located within the footprint of the partially constructed cellar (i.e., identified as Cellar Borings GZ-8 to GZ-10). Collect a total of 51 soil samples for laboratory analyses
 - Converted six soil borings new permanent monitoring wells (designated GMW-01 through GMW-06).
 - Installed eight soil vapor probes (designated as GSV-1 to GSV-8) down to approximately 2 feet just above the groundwater interface (i.e., if groundwater is deeper than 10 ft bgs, probes will be installed to 8 ft bgs [equivalent to cellar depth]). Collect eight soil vapor samples.
 - Collected two outdoor ambient air samples (OA-1 and OA-2) to evaluate upwind and downwind vapor conditions.

2. Actions Planned for the Next Reporting Period (January 2025)

- Collect six groundwater samples from GMW-01 to GMW-06.
- Summarize results of RI under Remedial Investigation Report
- Prepare a Remedial Action Work Plan

3. Changes to the Scope of Work or Schedule – Current schedule

Task	Anticipated date (Month/Year)	Anticipated or Completed
Executed Brownfield Cleanup Agreement	November 2024	Completed
Citizen Participation Plan	November 2024	Completed
Remedial Investigation Work Plan (RIWP)	November 2024	Completed
NYSDEC Approval of the RIWP	December 2024	Completed
Remedial Investigation (RI) Field Activities	December 2024	Completed
Remedial Investigation Report to the NYSDEC	February 2025	Anticipated
Remedial Action Work Plan (RAWP) to the NYSDEC	February 2025	Anticipated
NYSDEC and NYSDOH Review and 45-day Comment Period	February – April 2025	Anticipated
Approval of RIR and RAWP, Issuance of Decision Document	April – May 2025	Anticipated
Pre-Construction Meeting with NYSDEC	May 2025	Anticipated



4. Sampling Results, Tests and Other Data Received during this Reporting Period

- Soil

Boring No.	GZ-01	GZ-02	GZ-03	GZ-04	GZ-05
Location	Approximately 20 feet east and 10 feet south of the northwest property corner	Approximately 35 feet south and 3 feet east of the northwest property corner	Approximately 18.5 feet east and 18.5 feet north from the southwest property corner	Approximately 65 feet east and 5 feet north from the southwest property corner	Approximately 60 feet south and 12 feet west from the northeast property corner
Samples Collected	GZ-01A (0-2in bgs) GZ-01B (0-2ft bgs) GZ-01C (4-6ft bgs) GZ-01D (8-10ft bgs) GZ-01E (12-14ft bgs) GZ-01F (18-20ft bgs)	GZ-02A (0-2in bgs) GZ-02B (0-2ft bgs) GZ-02C (4-6ft bgs) GZ-02D (8-10ft bgs) GZ-02E (12-14ft bgs) GZ-02F (18-20ft bgs)	GZ-03A (0-2in bgs) GZ-03B (0-2ft bgs) GZ-03C (4-6ft bgs) GZ-03D (8-10ft bgs) GZ-03E (12-14ft bgs) GZ-03F (16-18ft bgs)	GZ-04A (0-2in bgs) GZ-04B (0-2ft bgs) GZ-04C (4-6ft bgs) GZ-04D (8-10ft bgs) GZ-04E (12-14ft bgs) GZ-04F (18-20ft bgs)	GZ-05A (0-2in bgs) GZ-05B (0-2ft bgs) GZ-05C (4-6ft bgs) GZ-05D (8-10ft bgs) GZ-05E (12-14ft bgs) GZ-05F (18-20ft bgs)
Boring No.	GZ-06	GZ-07	GZ-08	GZ-09	GZ-10
Location	Approximately 17 feet south and 17 feet west of the northeast property corner	Approximately 16.5 feet south and 40 feet west of the northeast property corner	Approximately 30 feet south and 25 feet east of the northwest property corner	Approximately 43 feet west and 45 feet south of the northeast property corner	Approximately 11 feet north and 20 feet west of the southeast property corner
Samples Collected	GZ-06A (0-2in bgs) GZ-06B (0-2ft bgs) GZ-06C (4-6ft bgs) GZ-06D (8-10ft bgs) GZ-06E (12-14ft bgs) GZ-06F (18-20ft bgs)	GZ-07A (0-2in bgs) GZ-07B (0-2ft bgs) GZ-07C (4-6ft bgs) GZ-07D (8-10ft bgs) GZ-07E (12-14ft bgs) GZ-07F (18-20ft bgs)	GZ-08A (0-2 ft bcs) GZ-08B (4-6 ft bcs) GZ-08C (8-10 ft bcs)	GZ-09A (0-2 ft bcs) GZ-09B (4-6 ft bcs) GZ-09C (8-10 ft bcs)	GZ-10A (0-2ft bcs) GZ-10B (4-6ft bcs) GZ-10C (8-10 ft bcs)
QA/QC	GZ-FD-01 GZ-FD-02 GZ-FD-03	GZA-09MS GZA -09MSDs	GZ-FB-01 GZ-FB-02 FB-PFAS-2024-12-12		
Notes	In bgs – inches below ground surface Ft bgs – feet below ground surface FD – field duplicate MS – Matrix Spike MSD – Matrix Spike Duplicate FB – Field Blank				

- Air

Samples Collected	GSV -01	GSV -02	GSV-03	GSV-04	GSV-05
Location	Approximately 5.5 feet south and 25 feet east of northwest property corner	Approximately 35 feet south and 3 feet east of the northwest property corner	Approximately 20 feet north and 25 feet east of southwest property corner	Approximately 5 feet north and 65 feet east of southwest property corner	Approximately 10 feet west and 58 feet south of northeast property corner
Samples Collected	GSV -06	GSV -07	GSV-08	OA-01	OA-02
Location	Approximately 20 feet west and 5 feet south of northeast property corner	Approximately 38 feet east and 48 feet north of southwest property corner	Approximately 26 feet north and 67 feet east of southwest property corner	Approximately 68 feet east and 50 feet north of southwest property corner	Approximately 8 feet east and 45 feet north of southwest property corner



5. Deliverables Submitted during the Reporting Period

- None

6. Unresolved Delays Encountered

- None

7. Efforts made to Mitigate Delays

- NA

8. Citizen Participation Activities for the Reporting Period

- None

9. Citizen Participation Plan Actions Planned for the Next Reporting Period

- Send Remedial Investigation Report and Remedial Action Work Plan