

## **Monthly Progress Report No. 86**

473 President Street and President Street Portfolio  
Brooklyn, New York  
Brownfield Cleanup Program Site Nos.: C224220 and C224309  
Reporting Period: April 2023

### **1. Introduction**

In accordance with the reporting requirements of the 20 August 2015 (amended 24 July, 4 November 2019, and 3 February 2023) Brownfield Cleanup Agreement (BCA) for the 473 President Street site, and the 21 July 2020 (amended 31 January 2023) BCA for the President Street Portfolio site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report, on behalf of Gowanus President Owner LLC (the Volunteer), to summarize the work performed at 473 President Street and President Street Portfolio (469 President Street, and 532 Union Street) in Brooklyn, New York (the development site) in April 2023. This monthly report was prepared for two Brownfield Cleanup Program (BCP) sites because both sites comprise a single tax lot being redeveloped into a new building.

The approximately 50,845-square-foot (about 1.17 acres) development site is located in the Gowanus neighborhood of Brooklyn and is identified as Brooklyn Borough Tax Map, Block 440, Lot 1. Block 440 is bound by Union Street to the north, 3<sup>rd</sup> Avenue to the east, President Street to the south, and Nevins Street to the west. The Gowanus Canal is located about 350 feet to the west of the site. The site is currently vacant. A site location map is provided as Figure 1.

### **2. Investigation or Remedial Actions Relative to the Site during this Reporting Period**

Langan documented implementation of New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plans (RAWP) for the development site.

Mayrich Constriction Corp. (Mayrich) mobilized equipment to the development site 17 April 2023, and completed the following activities:

- Demolishing the former concrete slab and former foundation elements. Construction and demolition (C&D) debris was stockpiled on-site prior to being loaded into trucks for off-site disposal at the PPark NJ LLC facility in Prospect Park, New Jersey and the Faztec Industries facility in Staten Island, New York.
- Importing ASTM #2 virgin stone from the Tilcon New York Inc. Pompton Lake Quarry in Pompton Lakes, New Jersey to construct stabilized construction entrances.
- Completing three remedial excavations on BCP Site No. C224220 to locate suspected underground storage tanks (UST) and remove tar-like impacts.
  - An approximately 50-gallon empty UST was removed from the remedial excavation in the southeastern part of the site.
  - Petroleum-like staining, odor, and photoionization detector (PID) readings up to 8.7 parts per million (ppm) were observed in the remedial excavation in the

northwestern part of the site. Langan collected 5 base-of-excavation endpoint soil samples and 12 sidewall confirmation endpoint soil samples from the remedial excavation areas.

The three remedial excavation area locations are provided as Figure 2.

Langan performed continuous air monitoring for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10) using four perimeter air monitoring stations at upwind and downwind locations during ground-intrusive activities. VOC and PM10 action levels were not exceeded during the monitoring period.

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

Implementation of NYSDEC-approved RAWPs for the development site will continue.

### **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**

Daily field reports documenting RAWP activities for 473 President Street and President Street Portfolio were submitted to NYSDEC and New York State Department of Health (NYSDOH).

A BCA amendment was submitted to NYSDEC Site Control for 473 President Street (BCP Site No. C224220) on 25 April 2023 to rectify the site boundary.

### **7. Information Regarding Percentage of Completion**

This BCP project is less than 50% complete.

### **8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts**

None

### **9. Citizen Participation (CP) Plan Activities during This Reporting Period**

The Remedial Action (RA) fact sheets for 473 President Street and President Street Portfolio were incorporated into the April 2023 Community Update for the Comprehensive Investigation and Cleanup of Contamination in Gowanus at President, Union, and Nevins Street.

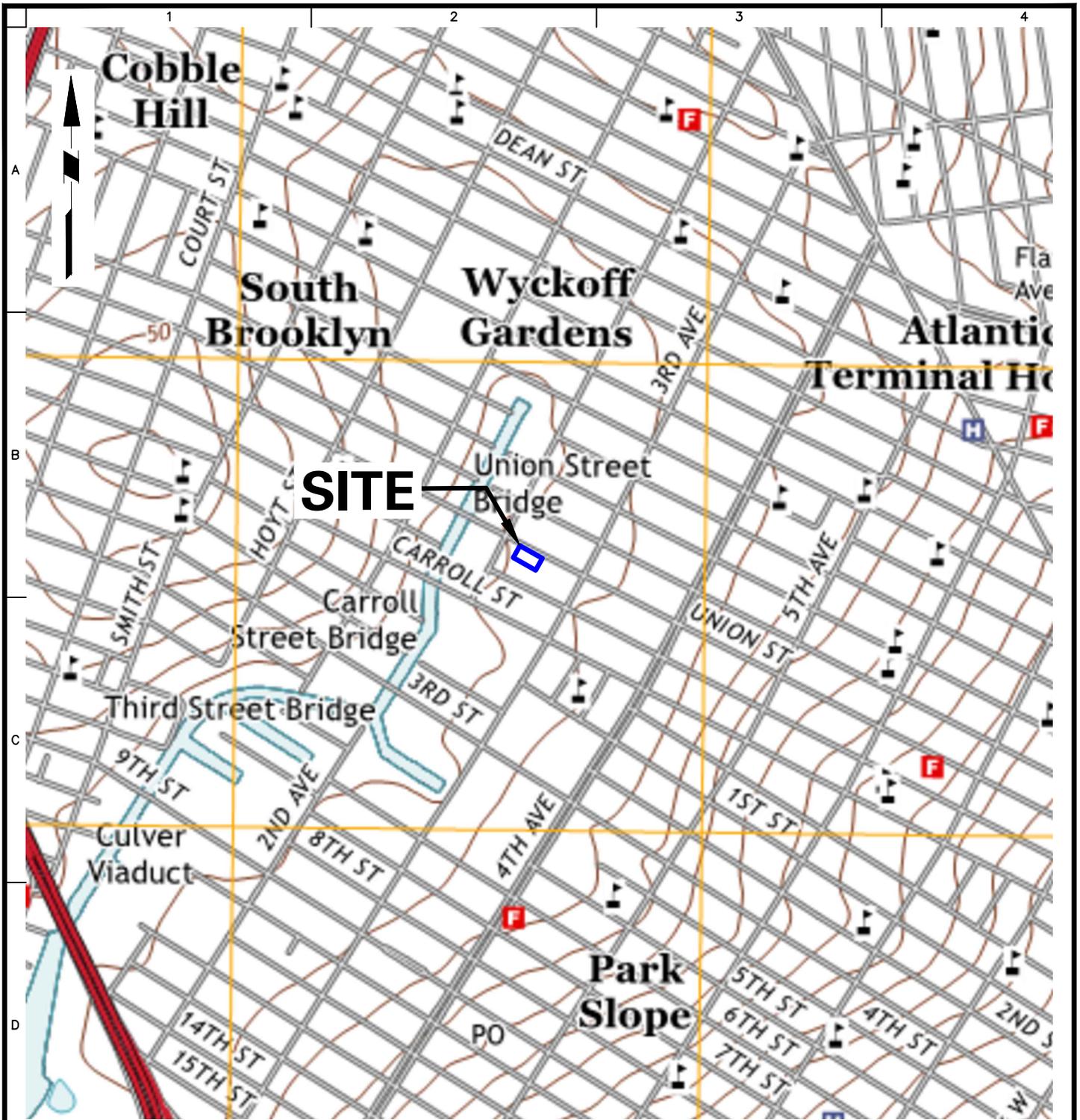
### **10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period**

None

### **11. Miscellaneous Information**

None

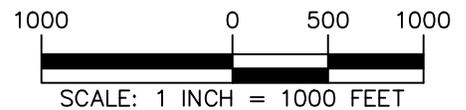
## FIGURES



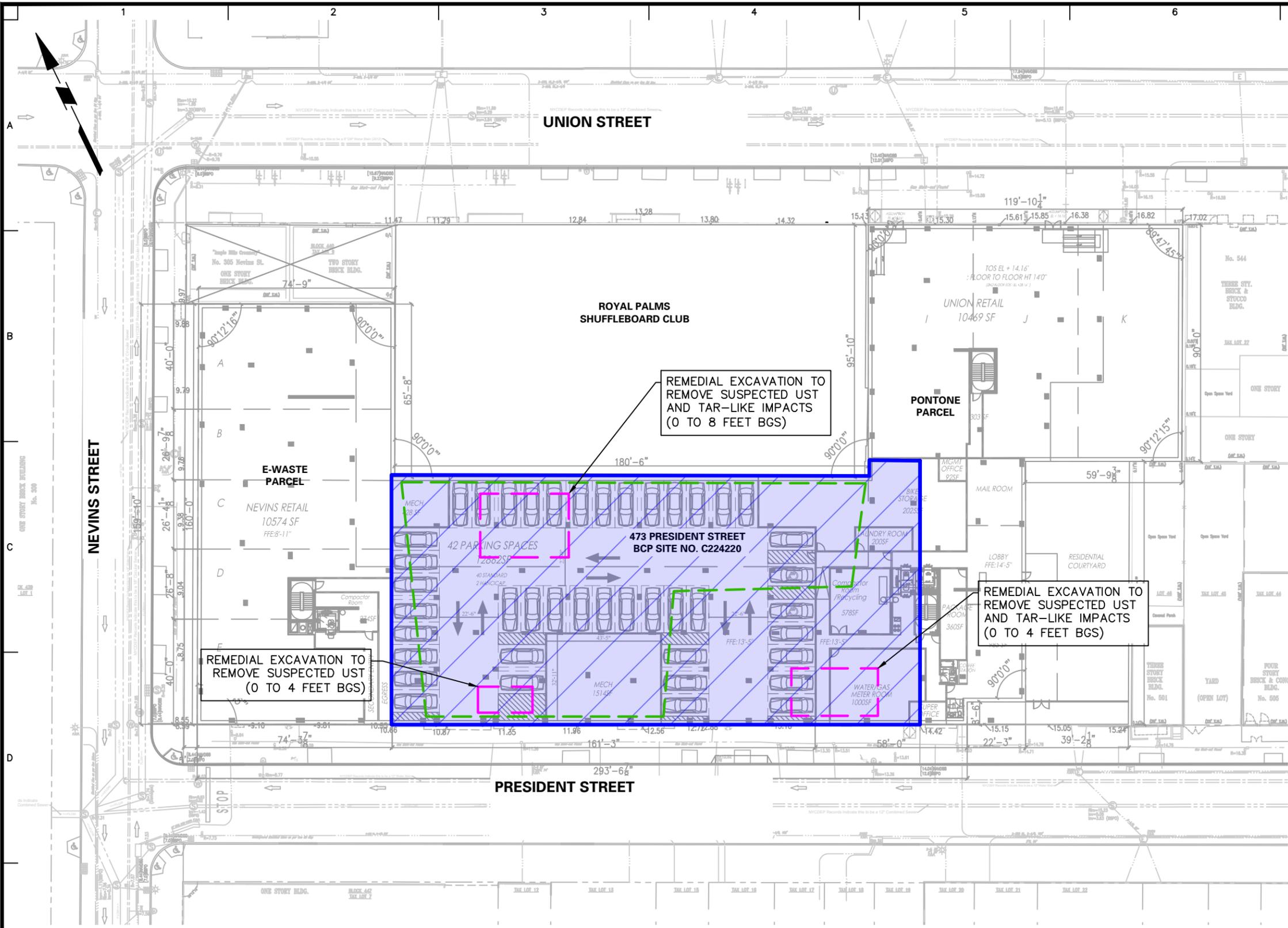
**NOTES:**

1. BASEMAP ADAPTED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, JERSEY CITY, NJ AND BROOKLYN, NY QUADRANGLES, DATED 2016.

**WARNING:** IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.



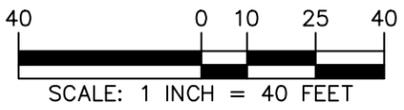
<p>Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p>	Project	Figure Title	Project No.	Figure No.
	<b>514 UNION STREET</b>	<b>SITE LOCATION MAP</b>	170361303	<b>1</b>
	BLOCK No. 440, LOT No. 12 BROOKLYN		Date 04/05/2021	
	KINGS NEW YORK		Drawn By VDP	
			Checked By PM	Sheet 1 of 2



- LEGEND:**
- SITE BOUNDARY
  - EXTENT OF EXCAVATION TO ABOUT 2 FEET BGS
  - APPROXIMATE EXTENT OF VAPOR MITIGATION SYSTEM AND COMPOSITE COVER SYSTEM
  - APPROXIMATE EXTENT OF PETROLEUM- AND CVOC-IMPACTED GROUNDWATER TREATMENT
  - APPROXIMATE EXTENT OF REMEDIAL EXCAVATIONS (SEE CALL OUT FOR EXCAVATION DEPTHS)

- NOTES:**
1. GROUND FLOOR DEVELOPMENT PLAN ADAPTED FROM 14 APRIL 2020 473 PRESIDENT STREET SCHEMATIC DESIGN, PROVIDED BY 473 PRESIDENT LLC.
  2. BASE MAP ADAPTED FROM SURVEY BY NEW YORK CITY LAND SURVEYORS, PC, DATED 14 JUNE 2019.
  3. COMPOSITE COVER SYSTEM COMPRISED OF A SITE-WIDE CONCRETE FOUNDATION SLAB AND/OR 2 FEET OF ACCEPTABLE FILL TO PREVENT EXPOSURE TO REMAINING CONTAMINATED SOIL.
  4. VAPOR MITIGATION SYSTEM COMPRISED OF SUB-MEMBRANE DEPRESSURIZATION (SMD) SYSTEM AND/OR VAPOR BARRIER. THE SMD SYSTEM WILL NOT BE INSTALLED BELOW MECHANICALLY-VENTILATED PARKING GARAGES.
  5. BCP = BROWNFIELD CLEANUP PROGRAM
  6. BGS = BELOW GRADE SURFACE
  7. CVOC = CHLORINATED VOLATILE ORGANIC COMPOUND

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<p>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</p>	<p>Project <b>473 PRESIDENT STREET</b></p>	<p>Figure Title <b>ALTERNATIVE II: TRACK 4 REMEDY</b></p>	<p>Project No. 170361303</p>	<p>Figure No. <b>2</b></p>
	<p>BLOCK No. 440, p/o LOT No. 1 BROOKLYN KINGS NEW YORK</p>		<p>Date 04/16/2020</p> <p>Drawn By EMS</p> <p>Checked By PM</p>	