

Monthly Progress Report
President Street Properties
Brooklyn, New York
Brownfield Cleanup Program Site No.: C224221
Reporting Period: December 2021

1. Introduction

In accordance with the progress reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report, on behalf of President Union LLC (Volunteer) to summarize the work performed at the President Street Properties site, located at 319-327 Bond Street and 383 Carroll Street, Brooklyn, New York (the site) in December 2021.

The site consists of seven parcels (Brooklyn Borough Tax Map Block 438, Lots 1, 2, and 3, and Block 445, Lots 8, 11, 20, and 50) encompassing about 2.2 acres in the Gowanus neighborhood of Brooklyn, New York. The site is improved with asphalt parking areas, a vacant 2-story warehouse, office and storage spaces, a vacant building, and a bar/restaurant. The site is bound to the north by an event space and restaurant, to the east by the Gowanus Canal, to the south by a commercial development and Carroll Street followed by a parking lot and residential development, and to the west by Bond Street followed by residential and mixed-use buildings. The waterfront along the Gowanus Canal consists of a vertical bulkhead about 360 feet long constructed of steel sheet piles with an upland steel sheet pile deadman anchor. A site location map is attached to this progress report as Figure 1.

2. Remedial Actions Relative to the Site during this Reporting Period

- On December 20, 2021, the NYSDEC 60-day Change of Use Notification and draft Soil/Fill Management Plan (SFMP) was submitted to the NYSDEC for review.
- Implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Investigation Work Plan – Addendum 2 was completed during this reporting period. The following activities were performed on December 8, 15, and 16, 2021:
 - PG Environmental advanced three soil borings SRI_SB-31, SRI_SB-32, and SRI_SB-33 to about 15 feet below grade surface (bgs). Six soil samples (one from each boring plus quality assurance/quality control [QA/QC] were collected and analyzed for emerging contaminants (i.e. per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane).
 - Two soil borings (SRI_SB-32 and SRI_SB-33) were converted into permanent 2-inch diameter monitoring wells. Two additional permanent 2-inch monitoring wells (MW-34 and MW-35) were installed. The monitoring wells were constructed with 10 to 12 feet of 0.01-inch slotted polyvinyl chloride (PVC) screen straddling the observed groundwater table and a flush mounted manhole at grade.
 - The monitoring wells were developed into a labeled 55-gallon drum to remove sediment and left for one week to stabilize prior to sampling.

- One groundwater sample was collected from each monitoring well installed, as well as from a previously installed monitoring well from the remedial investigation (MW-01). Eight groundwater samples (one from each well plus QA/QC) were collected and analyzed for emerging contaminants (i.e. per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane).
- Samples were submitted to York Analytical Laboratory (an Environmental Laboratory Approval Program [ELAP] certified laboratory) for analysis.
- Excess soil/fill and purged groundwater was placed into dedicated labeled 55-gallon drums for future off-site disposal.

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

- Langan will prepare and submit a draft Remedial Investigation Report (RIR) to the NYSDEC for review.
- Langan will prepare and submit a draft Construction Completion Report (CCR) to the NYSDEC for review.
- Langan will prepare the revised SFMP for submission to the NYSDEC for review and approval.

4. Approved Activity Modifications (changes of work scope and/or schedule)

There were no activity modifications during this reporting period.

5. Results of Sampling, Testing and Other Relevant Data

Perfluorooctanoic acid (PFOA) and/or perfluorooctanesulfonic Acid (PFOS) were detected in two soil samples below the June 2021 NYSDEC Unrestricted Use, Restricted Use Residential, and Commercial Use Emerging Contaminants Guidance Values. PFOA and PFOS were detected in all groundwater samples above the June 2021 NYSDEC Emerging Contaminants Guidance Values. 1,4-dioxane were not detected in soil or groundwater samples collected during implementation of the RIWP Addendum 2. Analytical results are subject to data validation and will be presented in the draft RIR.

6. Deliverables Submitted During This Reporting Period

No deliverables were submitted during this reporting period.

7. Information Regarding Percentage of Completion

Implementation of the IRM Work Plan is complete. The Remedial Investigation (RI) was completed between April 6, 2017 to April 7, 2017, August 28, 2017 to October 27, 2017, and December 8, 2021 to December 16, 2021 to investigate and characterize the nature and extent of contamination at the site. Results of the RI were provided in the April 10, 2020 IRM Work Plan. Implementation of the RIWP Addendum 2 was completed on December 8, 15, and 16, 2021. The revised RI will be prepared for submission and will include the soil and groundwater scope for emerging contaminants per NYSDEC's request dated June 12, 2019.

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

There were no unresolved delays encountered during this reporting period.

9. Community Participation (CP) Plan Activities during This Reporting Period

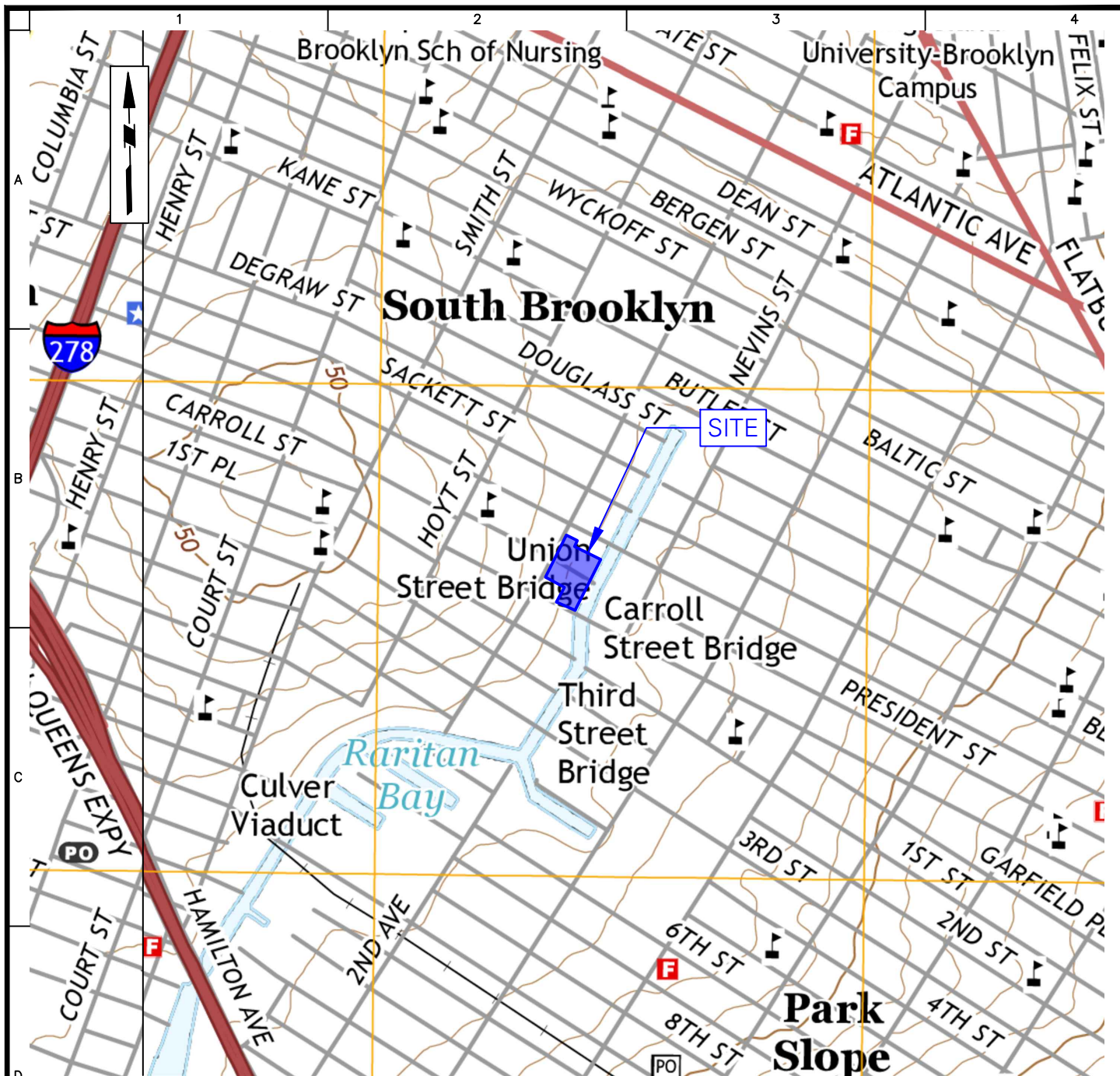
None

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

None

11. Miscellaneous Information

None



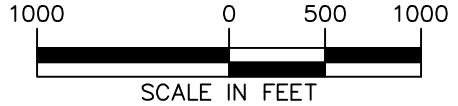
LEGEND

 BCP SITE BOUNDARY

NOTES

1. SITE BOUNDARY IS APPROXIMATE.
2. BACKGROUND IMAGE REFERENCED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE TOPOGRAPHIC MAPS BROOKLYN AND JERSEY CITY 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.



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Project
PRESIDENT STREET PROPERTIES
 BLOCK No. 438, LOT Nos. 1, 2 & 3
 BLOCK No. 445, LOT Nos. 8, 11, 20 & 50
 KINGS COUNTY NEW YORK

Figure Title
SITE LOCATION MAP

Project No.
170364001
 Date
07/05/2020
 Drawn By
NEK
 Checked By
ELS

Figure No.
1
 Sheet 1 of 1