

Monthly Progress Report No. 1
145-165 Wolcott Street, Brooklyn, New York
Brownfield Cleanup Program (BCP) Site No. C224256
Reporting Period: May 2024

1. Introduction

In accordance with Article XI of the May 21, 2024 Brownfield Site Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) is submitting this monthly progress report on behalf of NYM 145 Wolcott, LLC (the Volunteer). This monthly progress report summarizes work performed at 145-165 Wolcott Street (the site) during Reporting Period: May 2024.

The approximately 80,000-square-foot (1.84-acre) site is located at 145-165 Wolcott Street in the Red Hook neighborhood of Brooklyn, New York, and is identified on the Kings County Tax Map as Tax Block 574, Lots 1, 23, and 24. The site is bound by Ferris Street followed by commercial properties to the northwest; Wolcott Street followed by mixed-use commercial and light industrial properties to the northeast; Conover Street followed by mixed-use institutional and residential properties to the southeast; and mixed-use residential, commercial, and industrial buildings followed by Dikeman Street and mixed-use residential and industrial buildings to the southwest. A Site Location Map is attached as Figure 1.

The site was previously enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023. Under the previous BCP iteration, a Remedial Investigation (RI) was completed in two phases between 2018 and 2021, and the New York State Department of Environmental Conservation (NYSDEC) approved the Phase 1 and 2 RI reports on April 28, 2022 and March 16, 2023, respectively. The site was readmitted into the BCP under the current Brownfield Cleanup Agreement, dated May 21, 2024.

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

While preparation of the BCA was pending, Langan submitted a draft Non-Aqueous Phase Liquid (NAPL) Investigation Work Plan to the NYSDEC on March 22, 2024. Based on comments received by NYSDEC via email and phone correspondence, Langan resubmitted a revised work plan to NYSDEC on May 22, 2024 and NYSDEC approved the work plan via e-mail on May 23, 2024.

On May 30, 2024, Langan notified the NYSDEC of their intent to commence the NAPL investigation on June 3, 2024.

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

Langan will coordinate with the geophysical and drilling subcontractors to implement the NAPL investigation. Langan will also conduct a waste characterization investigation in preparation for future remedial soil excavation.

Langan will prepare a Remedial Action Work Plan (RAWP).

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

Langan submitted the final NAPL Investigation Work Plan via e-mail to the NYSDEC on May 22, 2024.

7. Information Regarding Percentage of Completion

The BCP project is approximately 15% 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

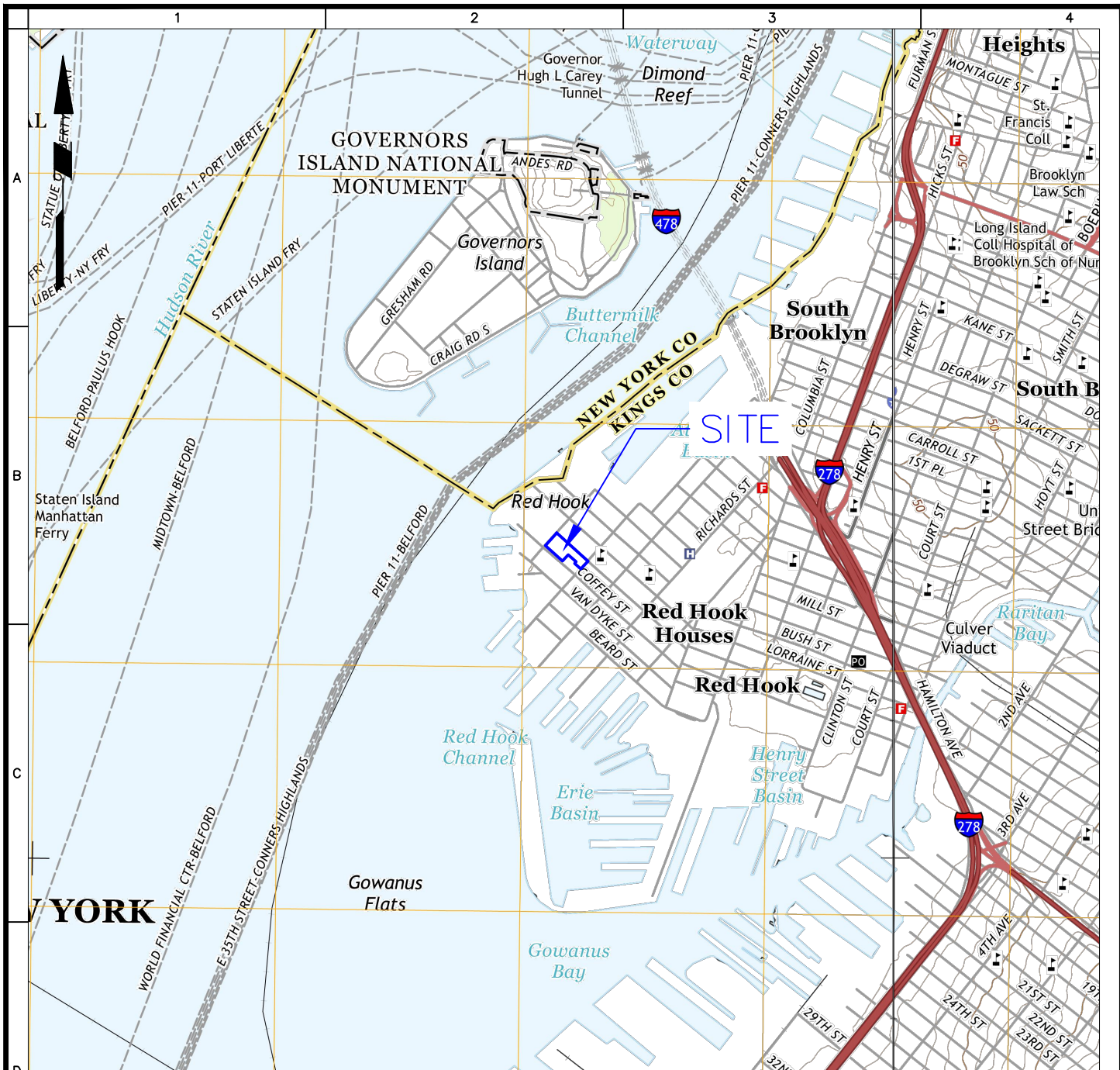
Langan began preparation of a draft Citizen Participation (CP) Plan in accordance with the BCA.

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

Langan will submit the draft CP Plan to the NYSDEC for review. Langan will place the May 22, 2024 NAPL Investigation Work Plan in the project's document repositories.

11. Miscellaneous Information

On May 30, 2024, Langan notified the NYSDEC of their intent to perform a waste characterization investigation in June 2024.



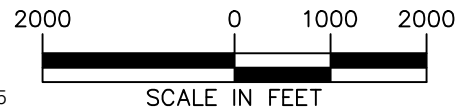
LEGEND

APPROXIMATE SITE BOUNDARY

NOTES

1. BASE MAP IS REFERENCED FROM THE UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE SERIES QUADRANGLE MAPS OF BROOKLYN, NEW YORK AND JERSEY CITY, NEW JERSEY, NEW YORK, DATED 2016 AND 2014, RESPECTIVELY.

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, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.



LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
360 West 31st Street, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

**145-165 WOLCOTT
STREET**

BLOCK No. 574 LOT Nos. 1, 23, & 24
BROOKLYN

KINGS

NEW YORK

Figure Title

SITE LOCATION MAP

Project No.

170562203

Date

3/7/2024

Drawn By

LG

Checked By

NP

Figure No.

1