

Monthly Progress Report No. 2
145-165 Wolcott Street, Brooklyn, New York
Brownfield Cleanup Program (BCP) Site No. C224256
Reporting Period: June 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: June 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enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023.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 RI and Phase 2 RI reports on April 28, 2022 and March 16, 2023, respectively. The site was readmitted into the BCP under the current BCA, dated May 21, 2024.

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

Non-Aqueous Phase Liquid (NAPL) Investigation: Langan implemented the NYSDEC-approved May 22, 2024 NAPL Investigation Work Plan between June 3 and June 12, 2024. Ten soil borings were advanced to depths between 15 and 100 feet below grade surface (bgs) to evaluate light non-aqueous phase liquid (LNAPL) and potential dense non-aqueous phase liquid (DNAPL) impacts. Six additional soil borings were advanced to a maximum depth of 25 feet bgs in the north-central part of the site to delineate the extent of shallow tar-like impacts. Four 2-inch-diameter groundwater monitoring wells were installed to further delineate LNAPL in the northern and eastern portions of the site. Langan implemented the Community Air Monitoring Plan (CAMP) presented in the NAPL Investigation Work Plan during all ground-intrusive activities.

On June 12, 2024 (i.e., one week after groundwater monitoring well installation), Langan conducted synoptic gauging of all wells for LNAPL thickness and groundwater elevation. Langan installed oil-absorbent socks in wells with measurable LNAPL (MW-002, MW-008, and MW-012), and has subsequently performed well/LNAPL gauging and sock replacement on a weekly basis. The results of the NAPL investigation will be summarized in a forthcoming NAPL Evaluation Report.

During a June 20, 2024 telephone conversation, the NYSDEC informed Langan that additional analytical data would be required from deep borings advanced for the evaluation of potential

DNAPL. Langan submitted a proposed scope for the additional sampling to NYSDEC via email on June 26, 2024.

Waste Characterization Soil Sampling: Langan conducted soil sampling for analysis of waste characterization parameters between June 13 and 21, 2024. Langan collected 32 soil samples from 68 soil borings advanced to a maximum depth of 20 feet bgs. Langan implemented CAMP monitoring during all ground-intrusive activities. The findings of the waste characterization investigation will be summarized in a technical memorandum to be included in the Final Engineering Report (FER).

Langan also continued preparing a Remedial Action Work Plan (RAWP) for future submission to the NYSDEC and New York State Department of Health.

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

Langan will remobilize to the site to complete additional sampling for a DNAPL evaluation, as requested by NYSDEC. Langan will also continue preparation of the RAWP and the NAPL Evaluation Report.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

Waste characterization soil samples were submitted to Pace Analytical, Inc., for analysis. The results of waste characterization soil sampling will be summarized in a technical memorandum, which will be included in the FER.

6. Deliverables Submitted during this Reporting Period

Langan submitted a draft Citizen Participation Plan (CPP) to the NYSDEC on June 7, 2024.

7. Information Regarding Percentage of Completion

The BCP project is approximately 20% complete.

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

None.

9. Citizen Participation Plan Activities during this Reporting Period

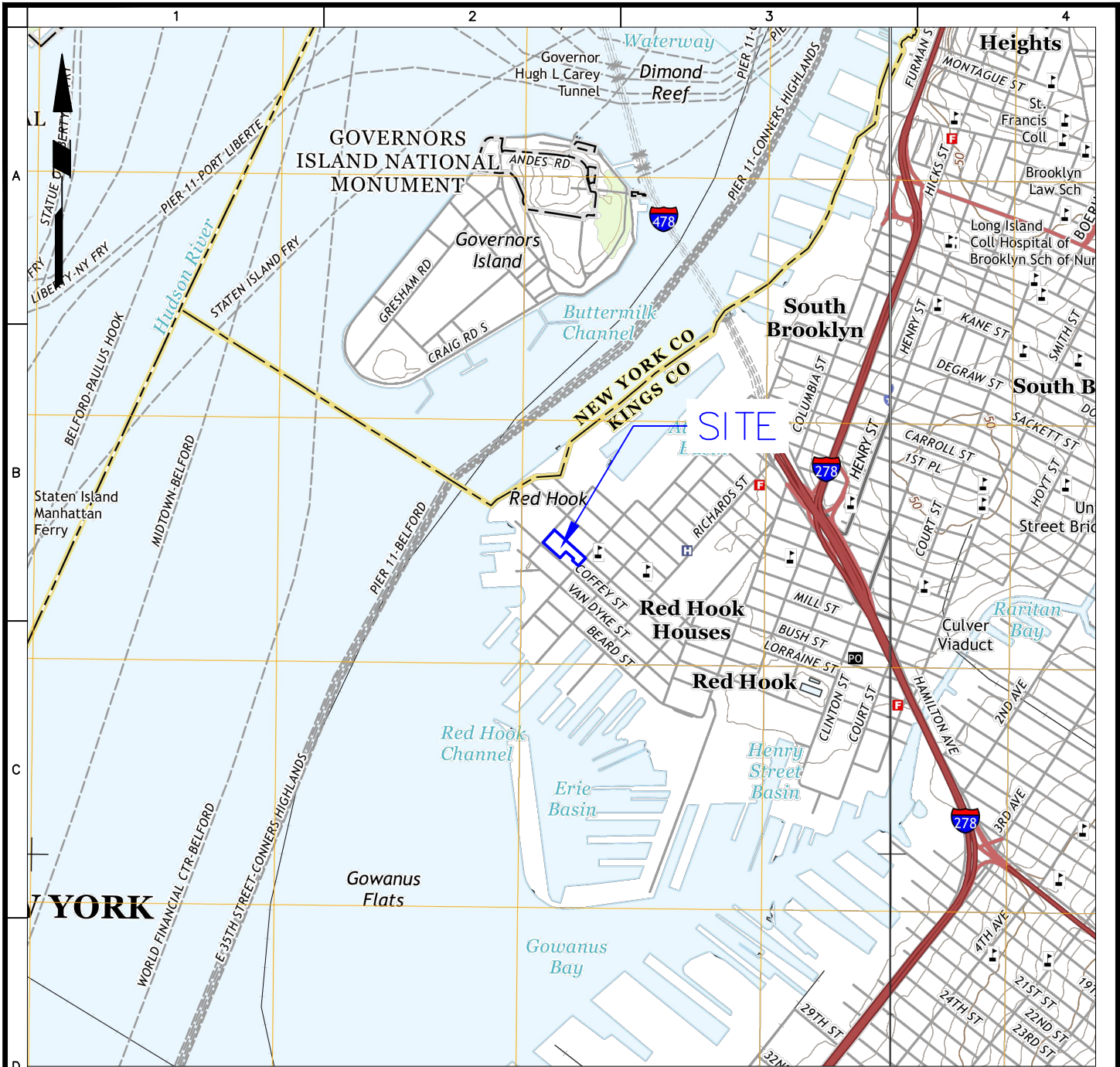
Langan submitted the draft CPP to the NYSDEC on June 7, 2024.

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

NYSDEC approval of the draft CPP is pending.

11. Miscellaneous Information

None.



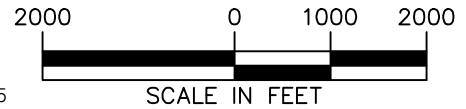
LEGEND

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.

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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.
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