

Monthly Progress Report No. 3
145-165 Wolcott Street, Brooklyn, New York
Brownfield Cleanup Program (BCP) Site No. C224256
Reporting Period: July 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: July 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enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023.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 continued performing weekly light non-aqueous phase liquid (LNAPL) gauging and passive recovery events for wells with measurable LNAPL (MW-002, MW-008, and MW-012) on July 1, 8, 15, and 24, 2024. Langan prepared a NAPL Investigation Work Plan Addendum requested by NYSDEC that summarized the scope of supplemental dense-non aqueous phase (DNAPL) investigation activities and submitted the addendum to NYSDEC on July 18, 2024. NYSDEC approved the NAPL Investigation Work Plan Addendum on July 18, 2024.

Langan remobilized to the site on July 23, 2024 to begin implementing the supplemental NAPL investigation scope. Two soil borings and two monitoring wells were completed to a depth of about 90 feet below grade surface (bgs) between July 23 and 31 to investigate potential DNAPL in the northern part of the site. Langan collected three samples from each boring at depths between 65 and 88 feet bgs for analysis of Part 375 Target Compound List volatile organic compounds and semivolatile organic compounds. Langan implemented the Community Air Monitoring Plan (CAMP) presented in the NAPL Investigation Work Plan during ground-intrusive activities. The supplemental investigation is on-going and the results will be summarized in a forthcoming NAPL Investigation Report.

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

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

Forthcoming investigation activities include advancement of one soil boring (SBD09) to 90 feet bgs, and installation of a deep monitoring well (MW-03D) and one shallow monitoring well (MW-03S). Well installation will be followed by four NAPL and groundwater gauging events, groundwater sampling from deep monitoring wells (MW-01D, MW-02D, and MW-03D), and two LNAPL gauging and passive recovery events from monitoring

wells MW-002, MW-008, and MW-012. Langan anticipates completing groundwater sampling on August 13 and submission of the NAPL Investigation Report to NYSDEC by August 30, 2024.

Langan will continue preparation of the RAWP.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

Supplemental NAPL investigation soil samples were submitted to Pace Analytical, Inc., for analysis. The results of supplemental NAPL investigation soil sampling will be summarized in the forthcoming NAPL Investigation Report.

Langan received the analytical results for the waste characterization soil sampling and prepared a Waste Characterization Report dated July 31, 2024. The report will be included in the BCP Final Engineering Report.

6. Deliverables Submitted during this Reporting Period

Langan submitted the NAPL Investigation Work Plan Addendum via e-mail to the NYSDEC on July 17, 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

None.

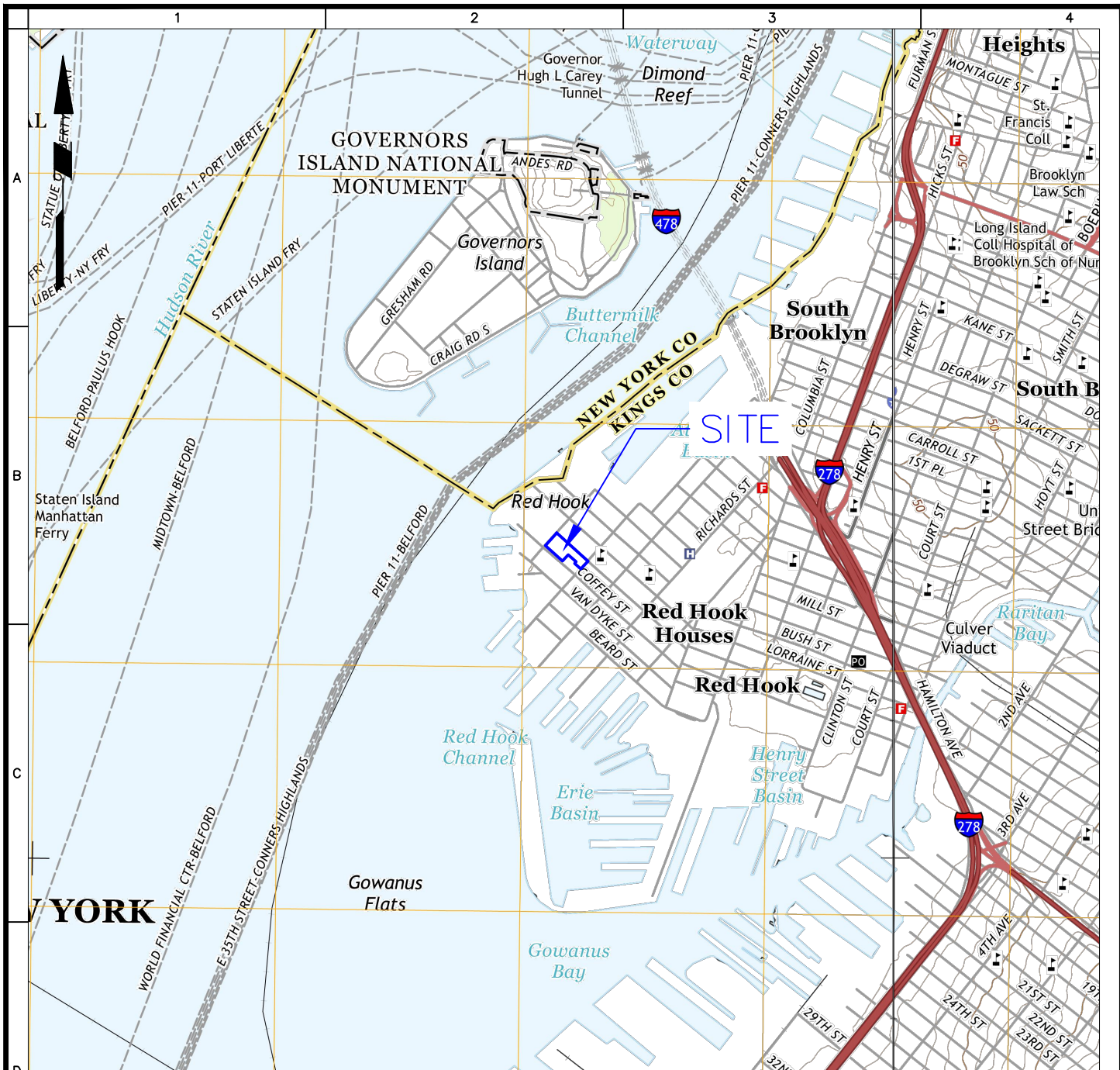
10. Activities Anticipated in Support of the Citizen Participation Plan for the Next Reporting Period

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

Langan will provide a copy of the final approved NAPL Investigation Work Plan and NAPL Investigation Work Plan Addendum to the document repositories.

11. Miscellaneous Information

None.



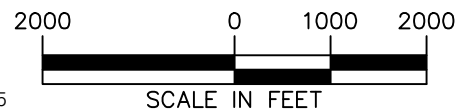
LEGEND

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.

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