

**Monthly Progress Report No. 4**  
145-165 Wolcott Street, Brooklyn, New York  
Brownfield Cleanup Program (BCP) Site No. C224256  
Reporting Period: August 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: August 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enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023.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**

Langan completed two LNAPL gauging and passive recovery events for five monitoring wells (MW-002, MW-008, MW-0012, MW-0013, and MW-03D) and five DNAPL gauging events for three deep monitoring wells (MW-01D, MW-02D, and MW-03D) between August 1 and 13, 2024. DNAPL was not observed during the gauging events. Langan surveyed the locations and elevations of the eight new permanent monitoring wells and resurveyed four previously installed monitoring wells (MW-001 and MW-006 through MW-008) on August 14 and 15, 2024.

The supplemental investigation 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**

Langan will continue NAPL gauging and passive recovery at the Site on a monthly basis. Langan will submit the NAPL Investigation Report to NYSDEC. Langan will continue preparation of the RAWP and anticipates submission to NYSDEC by September 30, 2024.

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

None.

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## **5. Results of Sampling, Testing and Other Relevant Data**

The results of supplemental NAPL investigation groundwater sampling and free-phase petroleum product sampling were received and will be summarized in the forthcoming NAPL Investigation Report.

## **6. Deliverables Submitted during this Reporting Period**

None.

## **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**

NYSDEC provided comments on the draft Citizen Participation Plan and an updated Site Contact List on August 8, 2024.

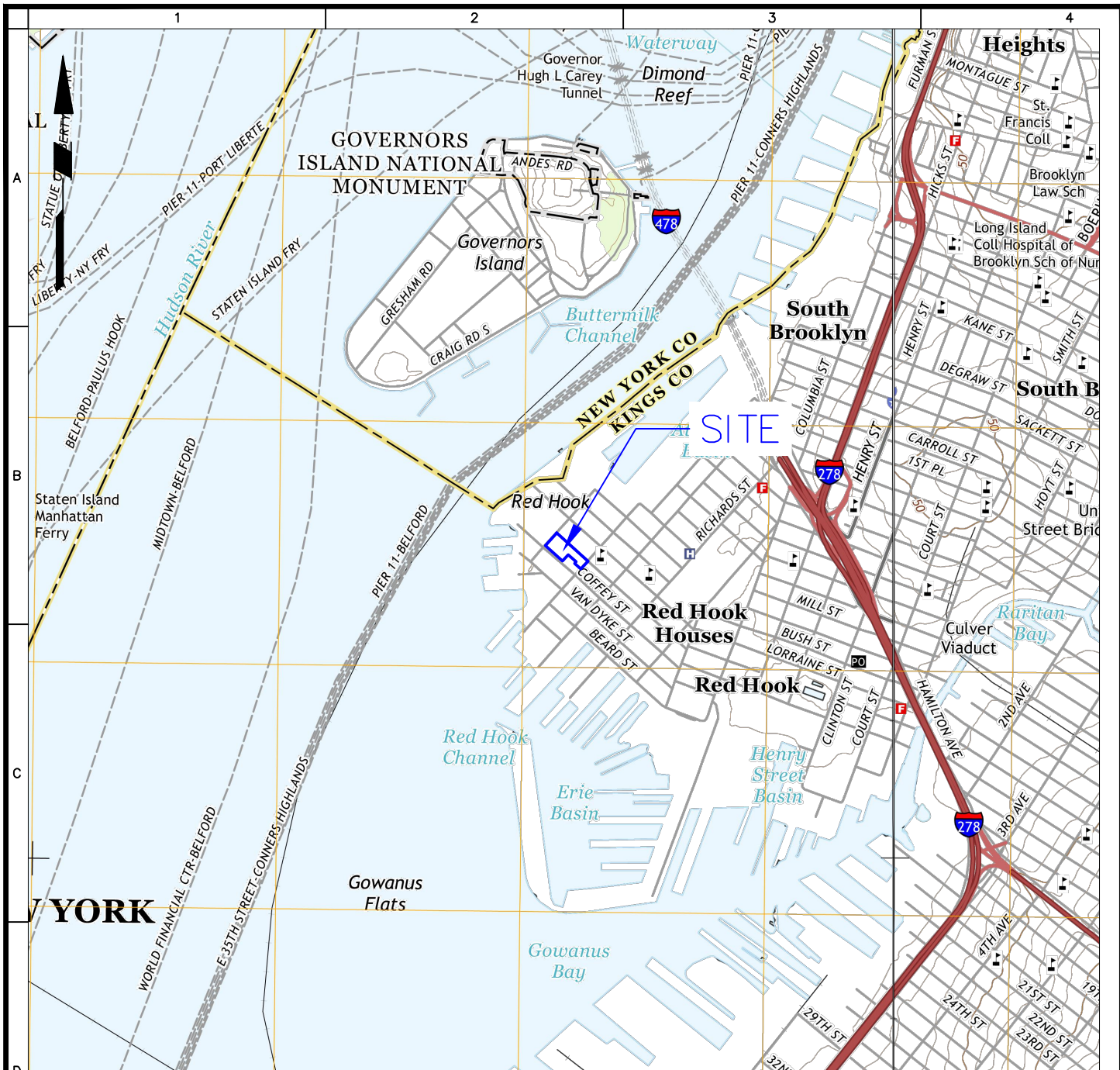
## **10. Activities Anticipated in Support of the Citizen Participation Plan for the Next Reporting Period**

Langan submitted the revised Citizen Participation Plan to the NYSDEC on September 5, 2024 for approval.

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

## **11. Miscellaneous Information**

None.



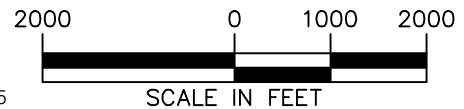
LEGEND

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.



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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.

**1**