

Monthly Progress Report No. 5
145-165 Wolcott Street, Brooklyn, New York
Brownfield Cleanup Program (BCP) Site No. C224256
Reporting Period: September 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: September 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 Brooklyn Borough Tax Map as Tax Block 574, Lot 1 (formerly 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enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023.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 received analytical data for the soil and groundwater samples and associated quality assurance/quality control samples collected during the August 2024 Non-Aqueous Phase Liquid (NAPL) investigation. Langan documented the results of the NAPL Investigation in a draft NAPL Investigation Report that was submitted to NYSDEC on September 24, 2024.

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

The Volunteer and their design team prepared construction documents and specifications in preparation for site-wide redevelopment.

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

Langan anticipates submitting the draft RAWP to the NYSDEC and NYSDOH during the next reporting period.

Langan will begin coordination for a groundwater treatability analysis and feasibility study.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

The results of NAPL Investigation were summarized in the draft NAPL Investigation Report that was submitted to the NYSDEC on September 24, 2024.

6. Deliverables Submitted during this Reporting Period

Langan submitted the draft NAPL Investigation Report to the NYSDEC on September 24, 2024.

7. Information Regarding Percentage of Completion

The BCP project is approximately 25% 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

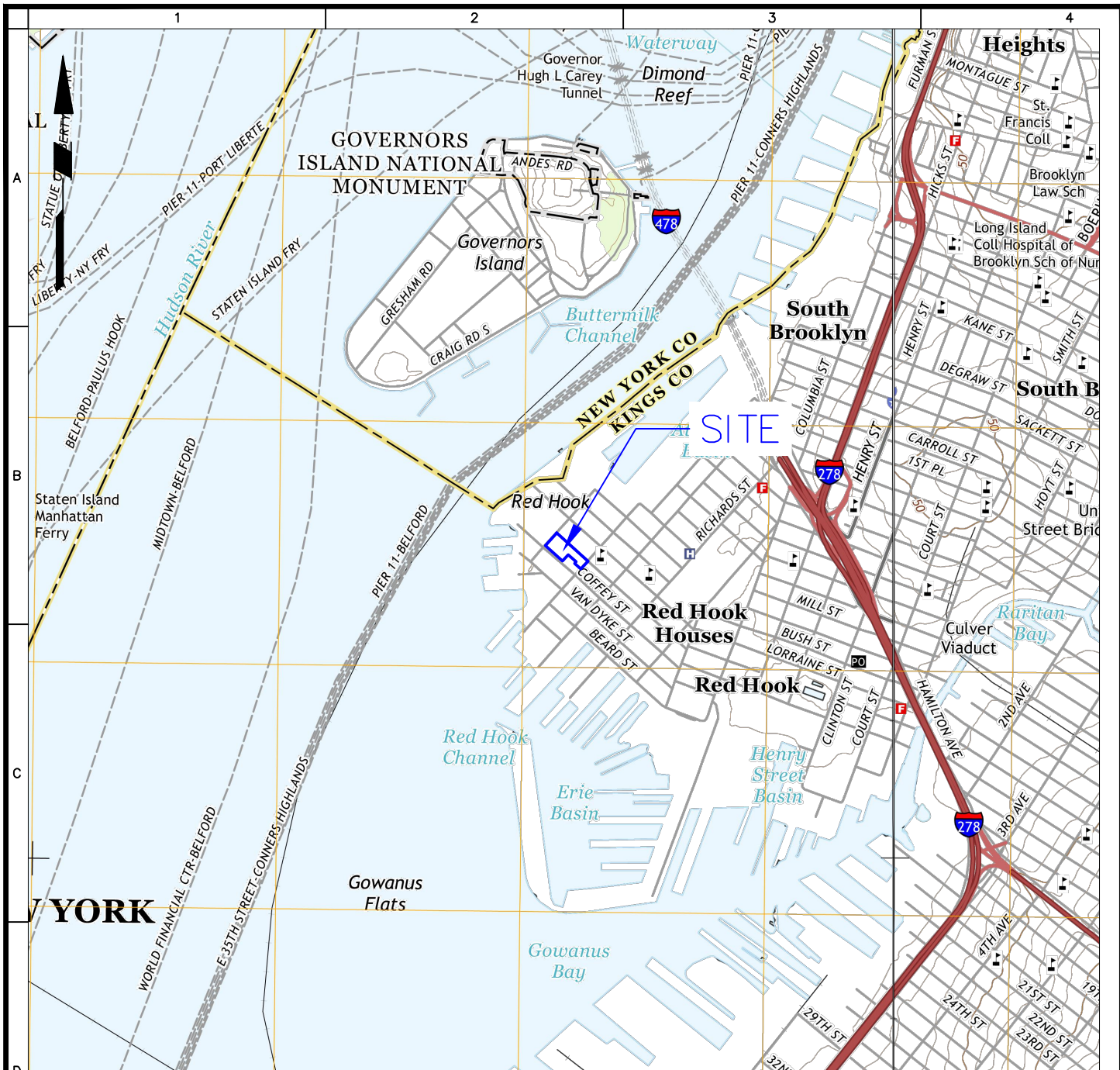
Langan submitted the revised Citizen Participation Plan to the NYSDEC on September 5, 2024.

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

None.

11. Miscellaneous Information

The Volunteers will submit a minor BCA amendment application for the merging of former Block 574, Lots 1, 23, and 24 into Lot 1.



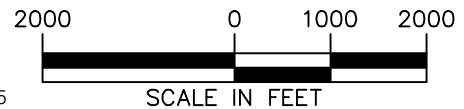
LEGEND

 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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SCALE IN FEET

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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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