

Monthly Progress Report No. 6

145-165 Wolcott Street, Brooklyn, New York
Brownfield Cleanup Program (BCP) Site No. C224256
Reporting Period: October 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: October 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enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023.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 submitted a draft Remedial Action Work Plan (RAWP) to the NYSDEC and the New York State Department of Health (NYSDOH) on October 29, 2024.

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

Supplemental Waste Characterization Soil Sampling: Langan conducted supplemental soil sampling for waste characterization parameters between October 21 and 31, 2024. Langan collected 52 soil samples from 71 soil borings advanced to a maximum depth of 20 feet below grade surface. Langan implemented the Community Air Monitoring Plan during all ground-intrusive activities. The supplemental waste characterization data will be included in the Final Engineering Report (FER).

Groundwater Treatability Analysis and Feasibility Study: Langan collected three soil and groundwater samples within the petroleum- and tar-related source areas for bench-scale laboratory treatability testing. The results of the treatability study will support a remedial technology selection and in-situ treatment design.

Light-Non Aqueous Phase Liquid (LNAPL) Gauging and Recovery: Langan conducted an LNAPL gauging and passive recovery event and replaced oil-absorbent socks in wells containing LNAPL on October 28, 2024.

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

Langan anticipates receiving comments from the NYSDEC and/or the NYSDOH on the October 29, 2024 draft RAWP during the next or following reporting period.

Langan will prepare an LNAPL Recovery Work Plan for active vacuum enhanced fluid recovery (VEFR) and submit to NYSDEC for review and approval.

Langan will continue LNAPL gauging and passive recovery at the site on a monthly basis and anticipates starting VEFR during the next reporting period, following NYSDEC approval of the LNAPL Recovery Work Plan.

Langan will continue bench-scale laboratory testing for the treatability study.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

Supplemental waste characterization soil samples were submitted to York Analytical Laboratories, Inc. for analysis. The results of the supplemental 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 the draft RAWP to the NYSDEC and NYSDOH on October 29, 2024.

7. Information Regarding Percentage of Completion

The BCP project is approximately 30% 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

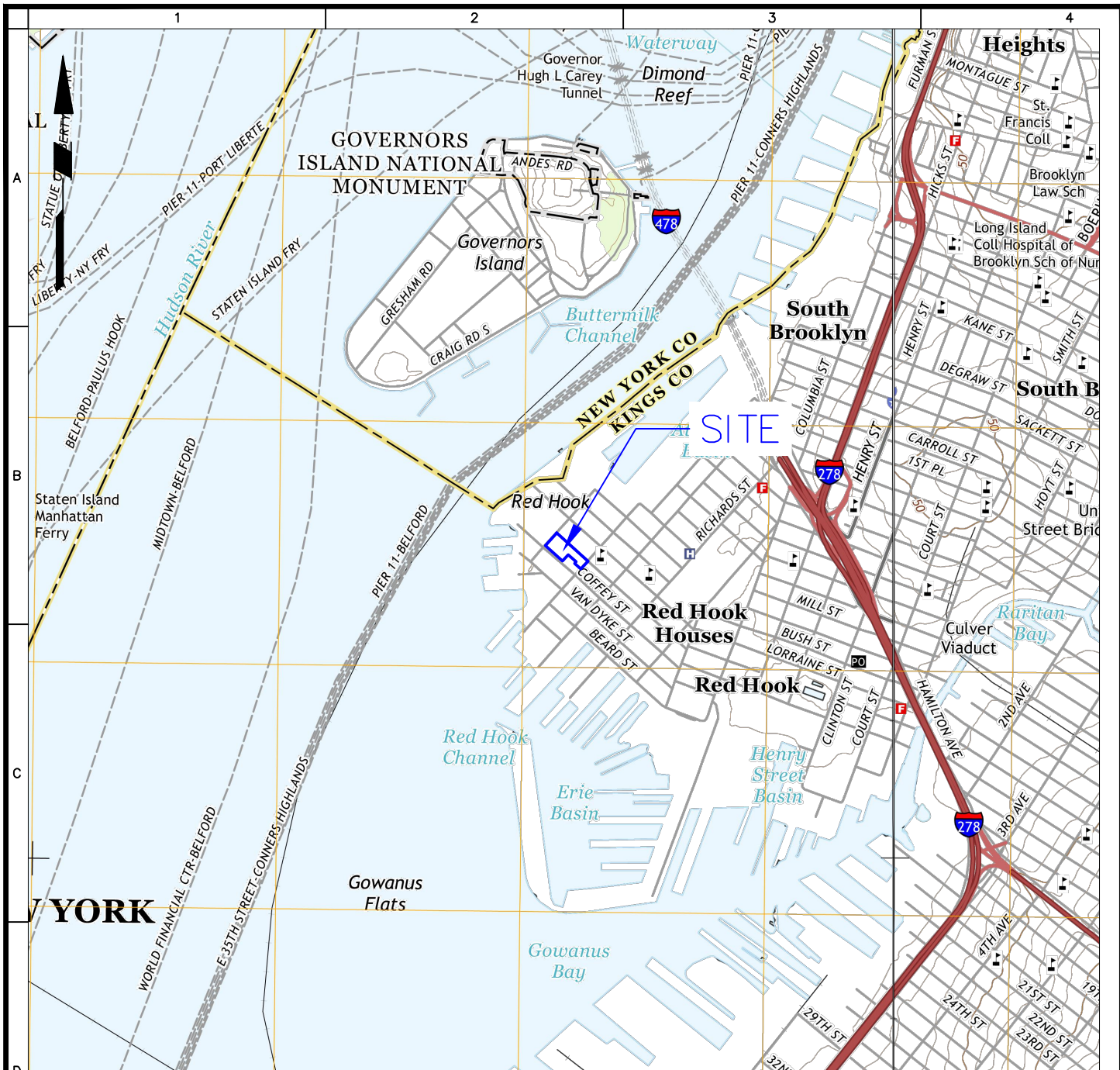
Langan provided a copy of the final NAPL Investigation Work Plan, the NAPL Investigation Work Plan NYSDEC approval letter, and the Citizen Participation Plan to the document repositories on October 29, 2024.

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

None.

11. Miscellaneous Information

Sive, Paget & Riesel, PC submitted a minor BCA amendment application, on behalf of the Volunteer, to reflect the merger of the lots constituting the site (Block 574, former Lots 1, 23, and 24 merged to Lot 1). The BCA amendment application was submitted to NYSDEC on October 16, 2024 and approval is pending.



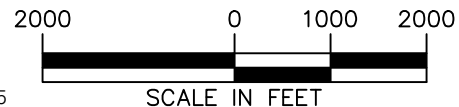
LEGEND

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