

Monthly Progress Report No. 8

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enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023.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

The Volunteer and their design team prepared design documents and specifications and coordinated with soil disposal facilities to obtain pre-approvals in preparation for the site-wide remediation.

Groundwater Treatability Analysis and Feasibility Study: Langan continued bench-scale laboratory testing for the treatability study.

Light Non-Aqueous Phase Liquid (LNAPL) Gauging and Recovery: Langan submitted a draft LNAPL Recovery Work Plan to the NYSDEC for review and approval on December 3, 2024.

Non-Aqueous Phase Liquid (NAPL) Investigation Report: Langan finalized and submitted the NAPL Investigation Report to the NYSDEC on December 3, 2024. The NYSDEC approved the NAPL Investigation Report in a letter dated December 3, 2024.

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

Vacuum enhanced fluid recovery (VEFR) events will commence following the anticipated NYSDEC approval of the LNAPL Recovery Work Plan.

Langan anticipates receiving comments from the NYSDEC and/or the New York State Department of Health on the October 29, 2024 draft Remedial Action 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

None.

6. Deliverables Submitted during this Reporting Period

Langan submitted to NYSDEC an LNAPL Recovery Work Plan on December 3, 2024. Langan submitted to NYSDEC a BCP Change of Use Notification and Soil Management Plan for the installation of 25 geotechnical test piles on December 16, 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

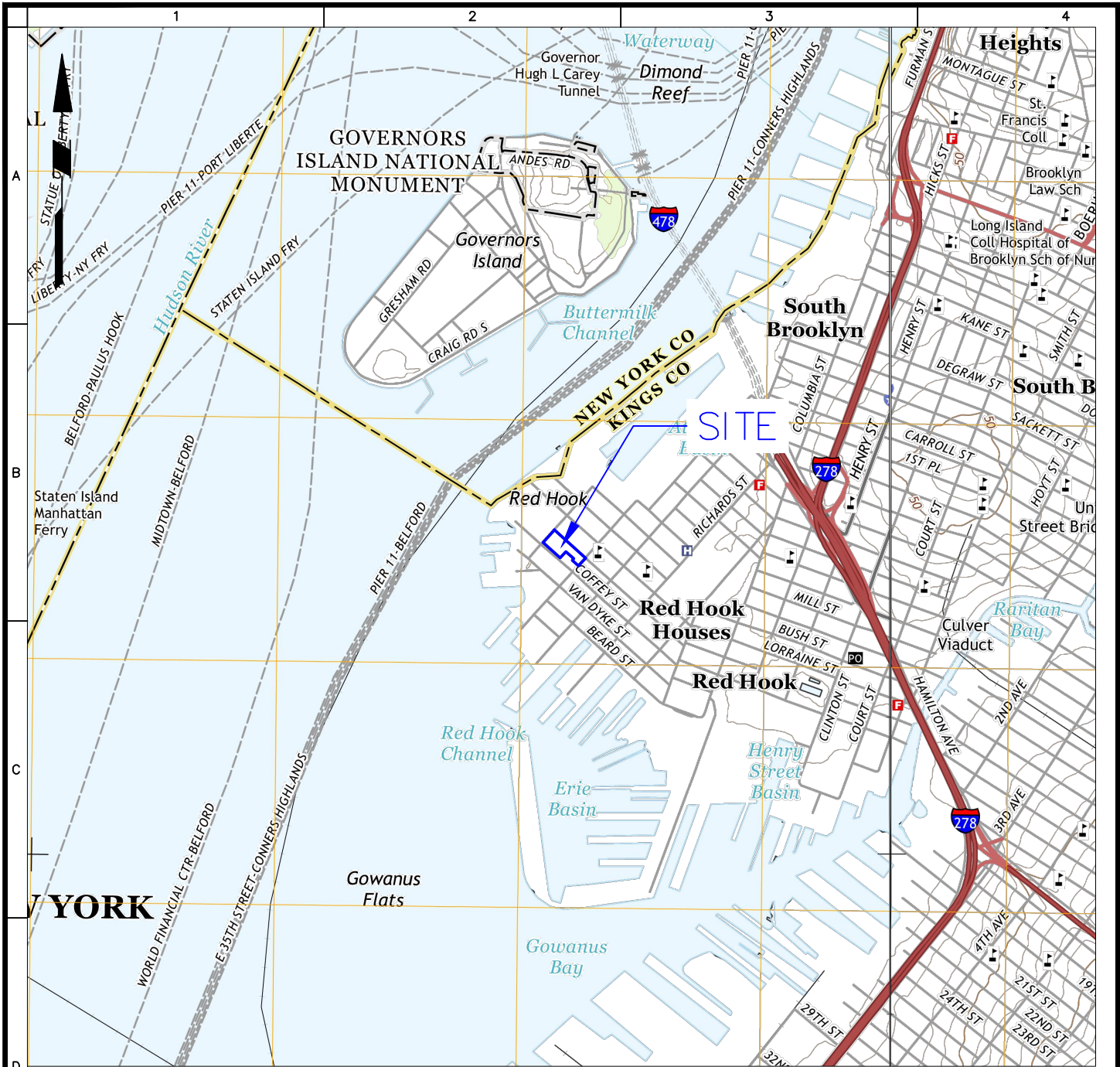
None.

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

Langan provided a copy of the final NAPL Investigation Report to the document repositories on December 10, 2024.

11. Miscellaneous Information

None.



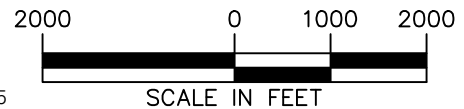
LEGEND

 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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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.
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