

Monthly Progress Report No. 9

145-165 Wolcott Street, Brooklyn, New York
Brownfield Cleanup Program (BCP) Site No. C224256
Reporting Period: January 2025

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: January 2025.

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enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023.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: Following receipt of comments from NYSDEC, Langan revised and resubmitted an LNAPL Recovery Work Plan to the NYSDEC on January 10, 2025. NYSDEC approved the LNAPL Recovery Work Plan in a letter dated January 13, 2025.

Langan commenced vacuum-enhanced fluid recovery (VEFR) and daily well gauging, per the LNAPL Recovery Work Plan, on January 28, 2025.

BCP Change of Use (COU) Notification: NYSDEC provided conditional approval of a COU Notification for the installation of 25 geotechnical test piles in a letter dated January 30, 2025. On January 30, 2025, Langan provided NYSDEC with a letter acknowledging the comments received from NYSDEC in the COU Notification response letter and during a call on the same day.

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

Langan will continue VEFR events and daily monitoring well gauging for a two-week period, per the LNAPL Recovery Work Plan.

Langan conducted investigative drilling at two test pile area locations, per the January 30, 2025 conditional COU approval letter, on February 4, 2025. Based on Langan's observations during the investigative drilling, NYSDEC issued a COU approval letter on February 5, 2025.

Langan anticipates receiving comments from the NYSDEC and the New York State Department of Health regarding the October 29, 2024 draft Remedial Action Work Plan (RAWP) and commencement of the 45-day RAWP public comment period.

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 a BCP COU Notification Acknowledgement Letter on January 30, 2025.

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

None.

11. Miscellaneous Information

None.



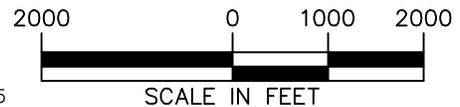
LEGEND

 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