

Monthly Progress Report No. 10
145-165 Wolcott Street, Brooklyn, New York
Brownfield Cleanup Program (BCP) Site No. C224256
Reporting Period: February 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: February 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enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023.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 construction 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 completed the treatability study analysis and began preparation of a remedial design document for in-situ groundwater treatment.

Light Non-Aqueous Phase Liquid (LNAPL) Gauging and Recovery: Langan completed the preliminary two-week period of VEFR and daily monitoring well gauging on February 11, 2025, per the LNAPL Recovery Work Plan. Following February 11, 2025 the active LNAPL recovery and gauging frequency was reduced to biweekly and passive recovery with socks was initiated. VEFR events were conducted on February 4, 6, 10, and 24, 2025.

NYSDEC Change of Use (CoU) Notification: On February 4, 2025, Langan conducted investigative drilling at two test pile area locations, per the January 30, 2025 conditional CoU approval letter. Based on Langan's observations during the investigative drilling, NYSDEC issued a CoU approval letter on February 5, 2025.

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

Langan will continue biweekly monitoring well gauging. Following the March 14, 2025 gauging event, Langan will evaluate and share the LNAPL recovery data with NYSDEC and discuss with NYSDEC whether further VEFR is warranted in advance of RAWP implementation.

Langan will advance twenty-five test piles across the site, per the January 30, 2025 NYSDEC CoU Notification. 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 submit a draft Remedial Design Technical Memorandum to the NYSDEC.

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

None.

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

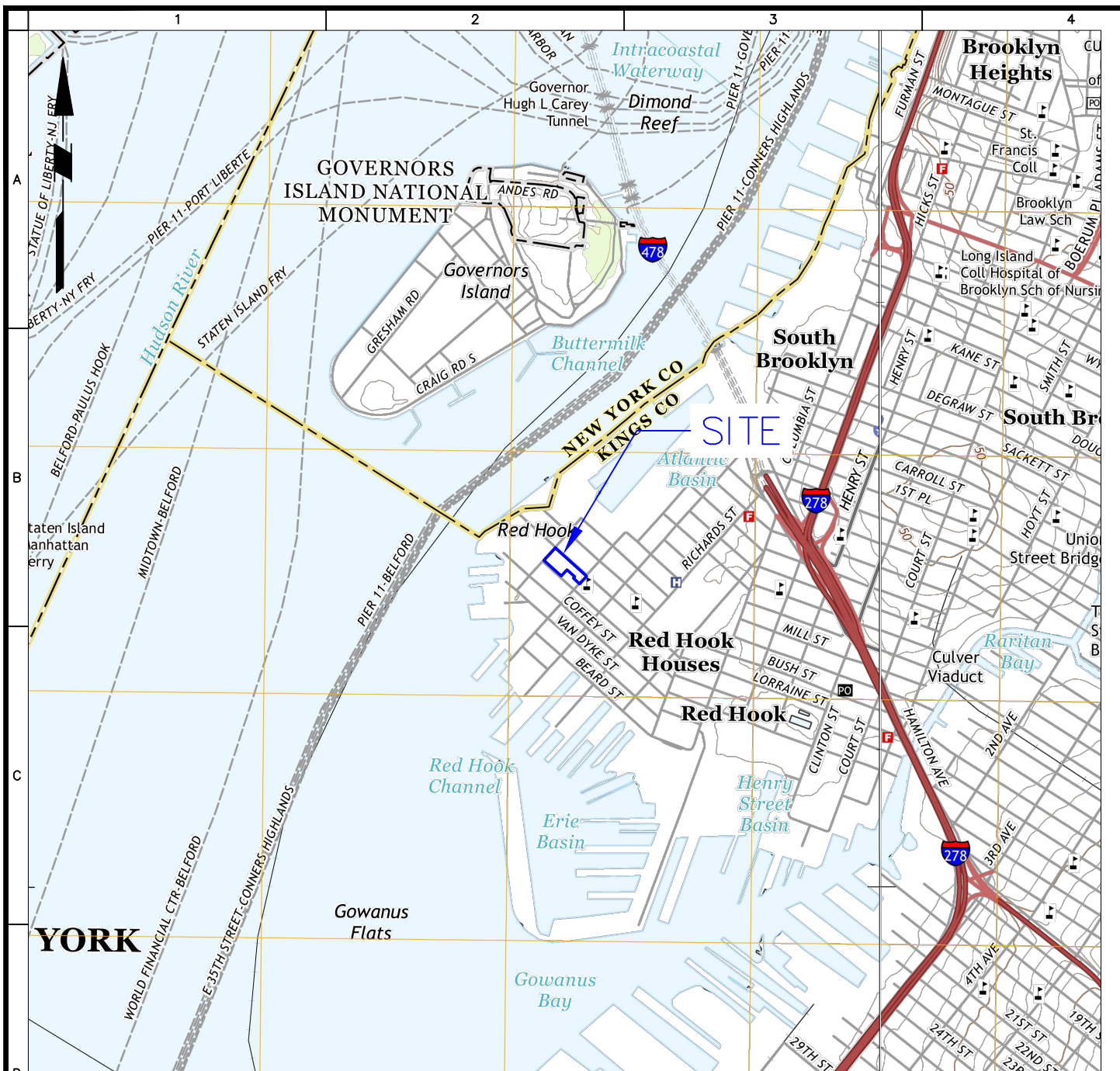
None.

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

The public comment period for the RAWP is anticipated to begin during the next reporting period.

11. Miscellaneous Information

None.



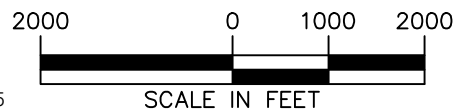
LEGEND

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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Project

**145-165 WOLCOTT
STREET**

BLOCK No. 574 LOT No. 1

BROOKLYN

NEW YORK

Figure Title

SITE LOCATION MAP

Project No.

170562203

Date

3/10/2025

Drawn By

LPG

Checked By

SK

Figure No.

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Sheet 1 of 17