

**Monthly Progress Report No. 11**  
145-165 Wolcott Street, Brooklyn, New York  
Brownfield Cleanup Program (BCP) Site No. C224256  
Reporting Period: March 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: March 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enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023.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. A BCA Amendment was executed to reflect a tax lot merger on November 15, 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.

Remedial Action Work Plan (RAWP): Langan received comments from the NYSDEC and the New York State Department of Health (NYSDOH) on the draft RAWP on March 12, 2025. Langan revised the draft RAWP to address NYSDEC and NYSDOH comments.

Groundwater Treatability Analysis and Feasibility Study: Langan continued preparation and finalized a Remedial Design Technical Memorandum for in-situ groundwater treatment.

Light Non-Aqueous Phase Liquid (LNAPL) Gauging and Recovery: Langan continued biweekly gauging and passive recovery per the LNAPL Recovery Work Plan. Langan provided an update on the LNAPL gauging and product recovery to the NYSDEC on March 18, 2025.

NYSDEC Change of Use (CoU) Notification: Under Langan oversight, the foundation contractor, East Coast Drilling New York, installed 25 test piles via continuous flight auger between March 5 and 12, 2025. Langan implemented the Community Air Monitoring Plan during all ground-intrusive activities and documented compliance with the NAPL Investigation Work Plan. Excess drilling spoils were stockpiled on and covered with 8-mil polyethylene sheeting in designated on-site locations. On March 10, 2025, Langan collected one five-point composite and one grab waste characterization soil samples from the drilling spoils to facilitate future off-site disposal at a facility permitted to accept the waste.

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

Langan will continue biweekly monitoring well gauging. Following the April 9, 2025 gauging event, Langan will evaluate and share the updated LNAPL recovery data with NYSDEC and discuss with NYSDEC ongoing gauging and passive LNAPL recovery in advance of RAWP implementation.

Langan will submit a Remedial Investigation Report to NYSDEC and NYSDOH for Block 574, Lots 30 and 31, in support of the pending BCA Amendment Application submitted to NYSDEC on April 7, 2025 to expand the footprint of the BCP site (site No. C224256). Langan will submit a RAWP amendment to NYSDEC and NYSDOH, to incorporate the additional tax lots into the proposed remedy.

### **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 a draft Remedial Design Technical Memorandum to the NYSDEC on March 27, 2025.

Langan submitted the revised draft RAWP to the NYSDEC and NYSDOH on March 17, 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**

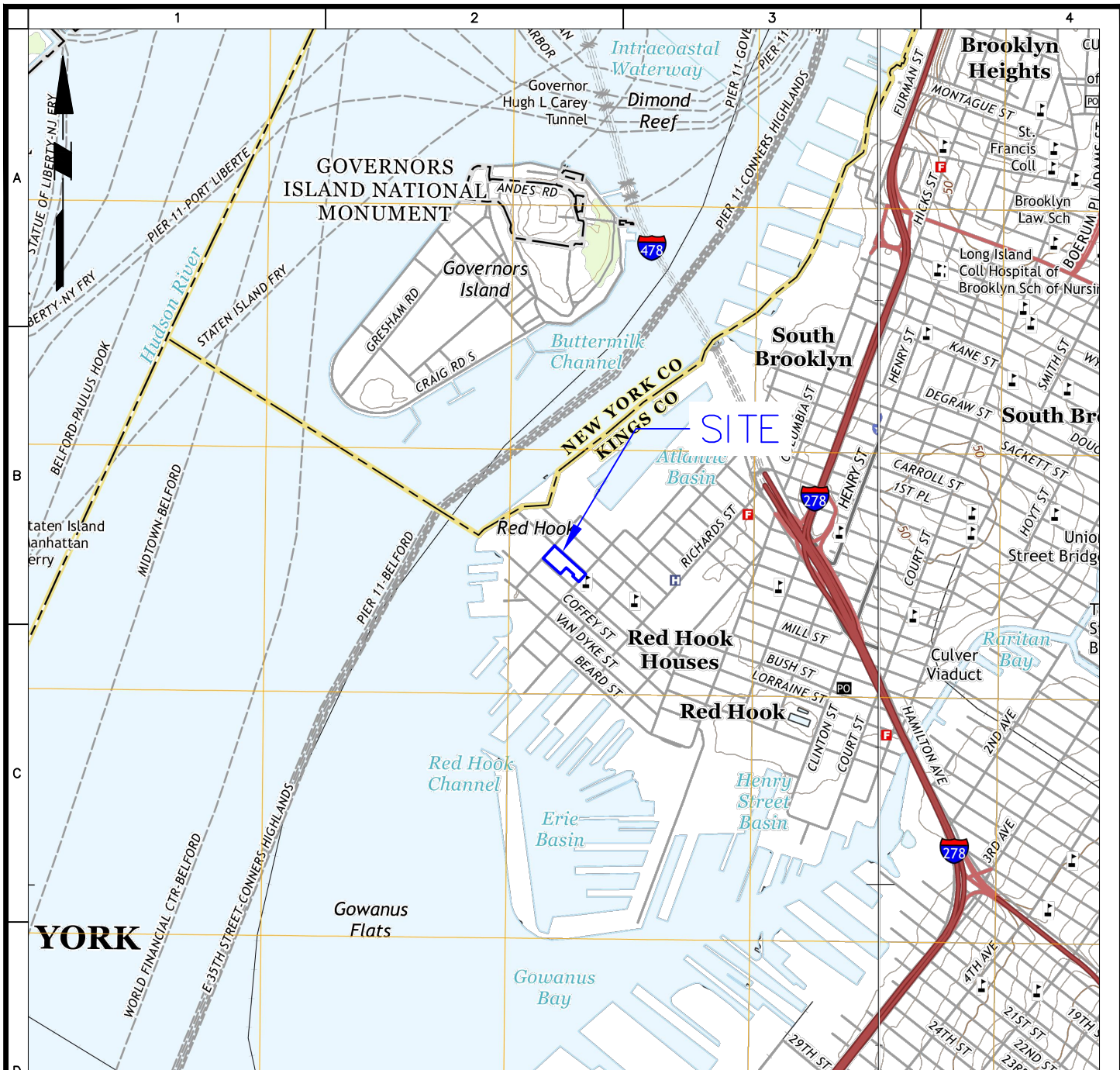
The NYSDEC issued a proposed remediation fact sheet on March 19, 2025. Langan mailed the fact sheet to the site contact list and sent the draft RAWP to the project document repositories on March 19, 2025. A 45-day public comment period for the draft RAWP began on March 19 and will end on May 5, 2025.

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

The 45-day public comment period for the draft RAWP will continue through the next reporting period.

### **11. Miscellaneous Information**

The Volunteer submitted a BCA Amendment application on April 7, 2025 to add two adjoining properties (Block 574, Lots 30 and 31) to the BCP site (site No. C224256) and to revise the acreage of Lot 1 recorded under the BCA Amendment No. 1.



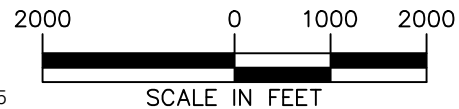
#### LEGEND

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.

**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.



SCALE IN FEET

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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.

**1**

Sheet 1 of 17