

Monthly Progress Report No. 12
145-165 Wolcott Street, Brooklyn, New York
Brownfield Cleanup Program (BCP) Site No. C224256
Reporting Period: April 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 the Reporting Period: April 2025.

The approximately 85,000-square-foot (1.951-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, Lots 1, 30, and 31. The site is bound by Ferris Street followed by commercial properties to the northwest; Wolcott Street followed by commercial and light industrial properties to the northeast; Conover Street followed by institutional and residential properties to the southeast; and industrial, commercial, and residential 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enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023.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. The BCA was amended twice, including a November 15, 2024 BCA Amendment for the merger of former Lots 1, 23, and 24 and a May 5, 2025 BCA Amendment to provide a more precise estimate of the site area and add Lots 30 and 31 to the BCP site.

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 contractors and soil disposal facilities in preparation for the site-wide remediation.

Remedial Investigation (Lots 30 and 31): Langan prepared and submitted a draft Remedial Investigation Report for Lots 30 and 31 to NYSDEC on April 23, 2025.

Remedial Action Work Plan (RAWP): Langan began revision of the draft RAWP to incorporate the addition of Lots 30 and 31 to the BCP site.

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 April 29, 2025.

Supplemental Waste Characterization Sampling: The Volunteer's soil broker (Clean Earth) collected supplemental waste characterization samples to facilitate disposal facility pre-approvals. Langan implemented the Community Air Monitoring Plan during field activities and submitted daily reports to NYSDEC.

NYSDEC Change of Use (CoU) Notification: Langan prepared a Change of Use Notification for the installation of 137 displacement piles in advance of commencing of site-wide remediation.

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

On May 5, 2025, Langan submitted a Change of Use (CoU) Notification for the installation of 137 displacement piles in advance of commencing site-wide remediation. Langan will also submit a CoU Notification for demolition of the buildings on Lots 30 and 31. Pile installation and demolition will commence following NYSDEC review and acknowledgement of the CoU Notifications.

Langan will continue biweekly monitoring well gauging through the May 9, 2025 gauging event, after which Langan will evaluate with NYSDEC whether ongoing gauging is warranted in advance of RAWP implementation.

Langan will submit the revised RAWP to NYSDEC for review and approval. Langan will coordinate with the NYSDEC to facilitate issuance of the Decision Document. Langan will coordinate a remedial action kickoff meeting between the Volunteer, NYSDEC, Langan, and the earthwork contractor. The Volunteer will commence implementation of the RAWP, pending issuance of the Decision Document.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

Soil, groundwater, and soil vapor sampling results from the Remedial Investigation on Lots 30 and 31 were submitted to the NYSDEC.

6. Deliverables Submitted during this Reporting Period

Langan submitted a draft Remedial Investigation Report to the NYSDEC on April 23, 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 45-day public comment period for the draft RAWP began on March 19 and continued through the reporting period.

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 end on May 5, 2025.

11. Miscellaneous Information

Langan submitted a Long Island Well Permit (LIWP) application to the NYSDEC Division of Environmental Remediation on April 1, 2025, in support of an LIWP equivalency. 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 and to revise the acreage of Lot 1 recorded under the BCA Amendment No. 1. The BCA Amendment was executed on May 5, 2025.



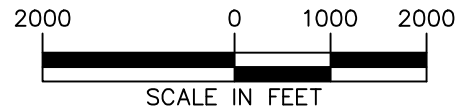
LEGEND

 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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SCALE IN FEET

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Project

**145-165 WOLCOTT
STREET**

BLOCK No. 574 LOT Nos. 1, 30, and
31

BROOKLYN

NEW YORK

Figure Title

SITE LOCATION MAP

Project No.

170562203

Date

5/1/2025

Drawn By

LPG

Checked By

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Figure No.

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