

Monthly Progress Report No. 13

145-165 Wolcott Street, Brooklyn, New York
Brownfield Cleanup Program (BCP) Site No. C224256
Reporting Period: May 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: May 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enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023.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): The NYSDEC and NYSDOH continued review of the draft Remedial Investigation Report for Lots 30 and 31 that was submitted by Langan on April 23, 2025.

Remedial Action Work Plan (RAWP): Langan submitted a revised draft RAWP to NYSDEC on May 8, 2025. Langan coordinated with the NYSDEC to facilitate issuance of the Decision Document.

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 May 15, 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 submitted to NYSDEC a Change of Use (CoU) Notification for the installation of 137 displacement piles in advance of commencing site-wide remediation on May 5, 2025. Langan also submitted to NYSDEC a CoU Notification for demolition of the buildings on Lots 30 and 31 on May 8, 2025. The NYSDEC acknowledged and accepted the displacement pile CoU and the demolition CoU on May 16, 2025 and May 9, 2025, respectively.

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

The Contractor will begin demolition of the two on-site structures within Lots 30 and 31.

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.

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 the BCP CoU Notification for the installation of displacement piles across the site on May 5, 2025.

Langan submitted to NYSDEC a BCP CoU notification for the demolition of two on-site structures within Lots 30 and 31 on May 8, 2025.

Langan submitted the revised draft RAWP to the NYSDEC on May 8, 2025.

7. Information Regarding Percentage of Completion

The BCP project is approximately 32% 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 concluded on May 5, 2025.

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

Langan will provide a copy of the final certified RAWP to the document repositories during the next reporting period.

11. Miscellaneous Information

None.



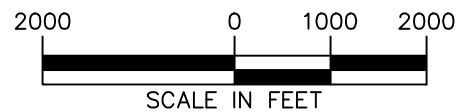
LEGEND

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.

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.



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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

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Figure No.

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