

Monthly Progress Report No. 14
145-165 Wolcott Street, Brooklyn, New York
Brownfield Cleanup Program (BCP) Site No. C224256
Reporting Period: June 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: June 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enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023.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 New York State Department of Health 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.

Soil Treatability Sampling: Langan documented test pit excavations and collected soil samples for a laboratory treatability study to facilitate the future in-situ pre-treatment and off-site disposal of lead-impacted and corrosive soil on the northern part of the site. Langan implemented the Community Air Monitoring Plan (CAMP) during the test pit excavations and submitted daily reports to NYSDEC.

Supplemental Waste Characterization Soil Sampling: Langan and the Volunteer's soil broker (Clean Earth) collected supplemental waste characterization samples to facilitate disposal facility pre-approvals. The samples were collected from test pits and soil borings. Langan implemented the CAMP during ground-intrusive activities and submitted daily reports to NYSDEC.

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

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 notified NYSDEC of the supplemental waste characterization and treatability sampling via email on June 12, 2025. NYSDEC accepted the proposed scope via email on June 16, 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

None.

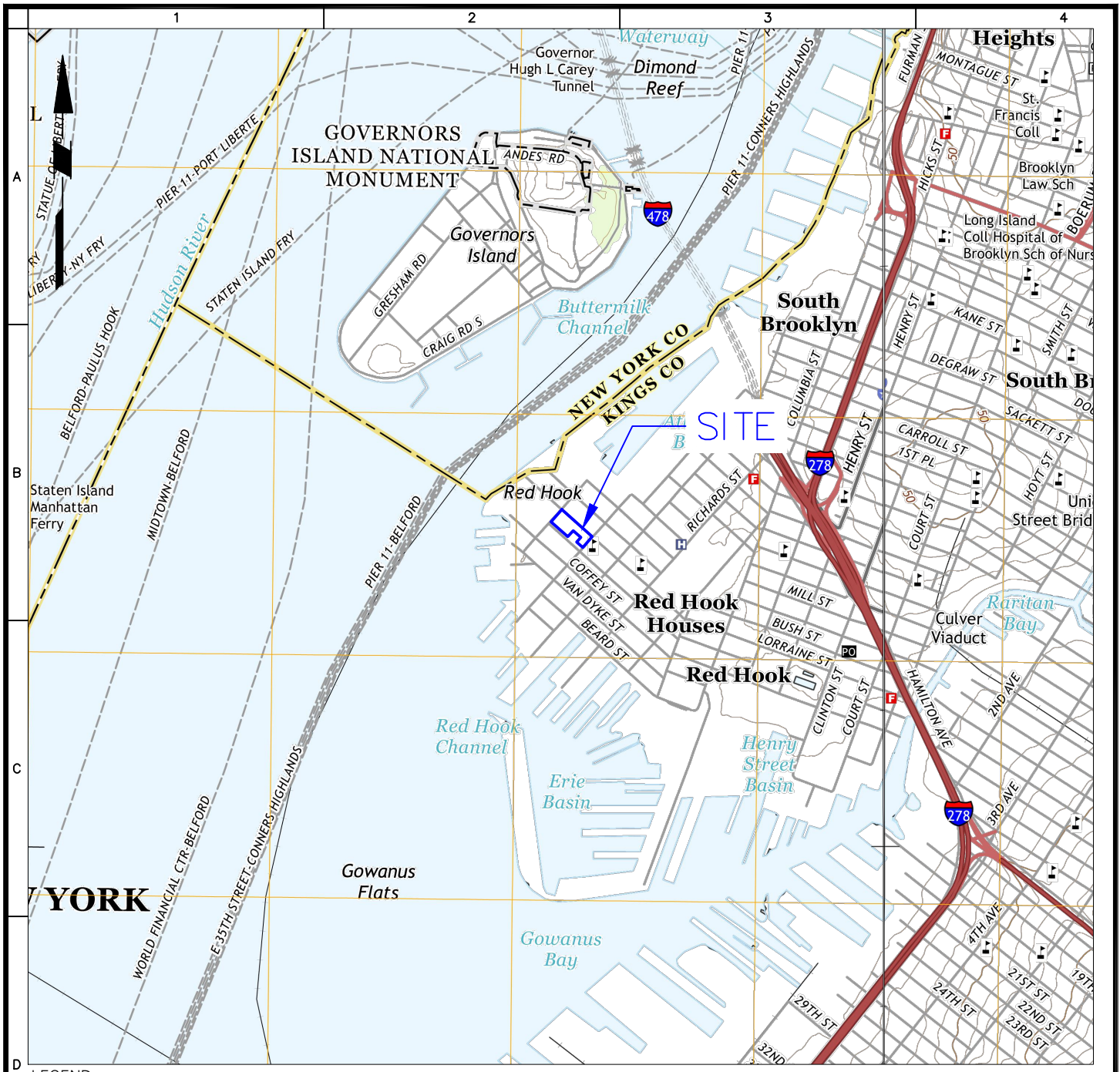
10. Activities Anticipated in Support of the Citizen Participation Plan for the Next Reporting Period

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

11. Miscellaneous Information

The Contractor completed demolition of the two on-site structures within Lots 30 and 31 in June 2025. NYSDEC was notified of the demolition in a Change of Use application on May 8, 2025, and acknowledged receipt of the Change of Use in a letter dated May 9, 2025.

The Volunteer submitted a BCA Amendment application on June 20, 2025 for the change in ownership of Lot 1 from the previous owner (Red Hook JV LLC) to the current owner and Volunteer (NYM 145 Wolcott, LLC).

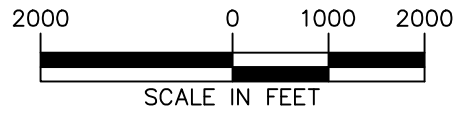


LEGEND

 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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LANGAN
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 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, 30, and 31
BROOKLYN NEW YORK

Figure Title
SITE LOCATION MAP

Project No. 170562203
Date 5/1/2025
Drawn By LPG
Checked By SK

Figure No. 1
