

Monthly Progress Report No. 15
145-165 Wolcott Street, Brooklyn, New York
Brownfield Cleanup Program (BCP) Site No. C224256
Reporting Period: July 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: July 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, Lot 1. 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enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023.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 three times: a November 15, 2024 BCA Amendment for the merger of former Lots 1, 23, and 24; a May 5, 2025 BCA Amendment to provide a more precise estimate of the site area and to add former Lots 30 and 31 to the BCP site; and a July 30, 2025 BCA Amendment 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.

2. Remedial Actions Relative to the Site during this Reporting Period

The NYSDEC and NYSDOH approved the RAWP and issued a Decision Document (DD) on July 22, 2025.

Langan submitted an Underground Injection Control (UIC) notification and Injection Well Inventory Form to the United States Environmental Protection Agency (USEPA) on July 29, 2025. The USEPA authorized the proposed injection activity on July 31, 2025.

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.

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

Langan will submit a Soil Vapor Mitigation System Design Letter and engineering drawings to NYSDEC and NYSDOH.

Langan, the Volunteer, NYSDEC, NYSDOH, and remediation contractors will attend a remedial action kickoff meeting on August 14, 2025.

Remedial action and implementation of the NYSDEC-approved RAWP is anticipated to begin.

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 finalized and submitted the Remedial Investigation Report for Lots 30 and 31 to the NYSDEC for review and approval on July 24, 2025.

Langan submitted revised DD drawings to the NYSDEC on July 10, 2025 and the final certified RAWP to the NYSDEC and NYSDOH on July 22, 2025.

Langan submitted the UIC notification and Injection Well Inventory Form to the USEPA on July 29, 2025.

7. Information Regarding Percentage of Completion

The BCP project is approximately 35% 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

Langan provided a copy of the final certified RAWP and DD to the document repositories on July 23 and 28, 2025.

The NYSDEC issued a public fact sheet announcing the commencement of remedial action at the site on July 21, 2025.

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

None.

11. Miscellaneous Information

The NYSDEC approved a Long Island Well Permit (LIWP) equivalency on July 28, 2025.

Langan, on behalf of the Volunteer, will submit a fourth BCA Amendment Application to the NYSDEC for the merger of Lots 1, 30, and 31.



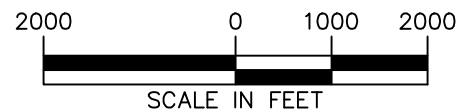
LEGEND

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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Checked By

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Figure No.

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