

Monthly Progress Report No. 16

145-165 Wolcott Street, Brooklyn, New York
Brownfield Cleanup Program (BCP) Site No. C224256
Reporting Period: August 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: August 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enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023.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 four 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; 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; and an August 26, 2025 BCA Amendment for the merger of Lot 1 with former Lots 30 and 31.

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

Langan submitted a Soil Vapor Mitigation System Design Letter and engineering drawings to NYSDEC and the New York State Department of Health (NYSDOH) on August 6, 2025.

Supplemental Treatability and Waste Characterization Sampling: The Volunteer's soil broker (Clean Earth) collected composite soil samples to determine treatability of low pH soils. Langan conducted supplemental soil sampling for waste characterization parameters between August 7 and 8, 2025. Langan collected 6 soil samples from 16 soil borings advanced to a maximum depth of 13 feet below grade surface. Langan implemented the Community Air Monitoring Plan during all ground-intrusive activities. The supplemental waste characterization data will be included in the Final Engineering Report (FER).

Langan submitted a draft Test Pile Summary Report to NYSDEC on August 13, 2025.

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

Langan provided to NYSDEC a 7-day notification prior to the start of remedial construction on August 27, 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

Remedial action and implementation of the NYSDEC-approved Remedial Action Work Plan will commence on September 2, 2025.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

Supplemental waste characterization soil samples were submitted to York Analytical Laboratories, Inc. for analysis. The results of the supplemental waste characterization soil sampling will be summarized in a technical memorandum, which will be included in the FER.

6. Deliverables Submitted during this Reporting Period

Langan submitted the Soil Vapor Mitigation System Design Letter and engineering drawings to NYSDEC and NYSDOH on August 6, 2025.

Langan submitted the draft Test Pile Summary Report to NYSDEC on August 13, 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

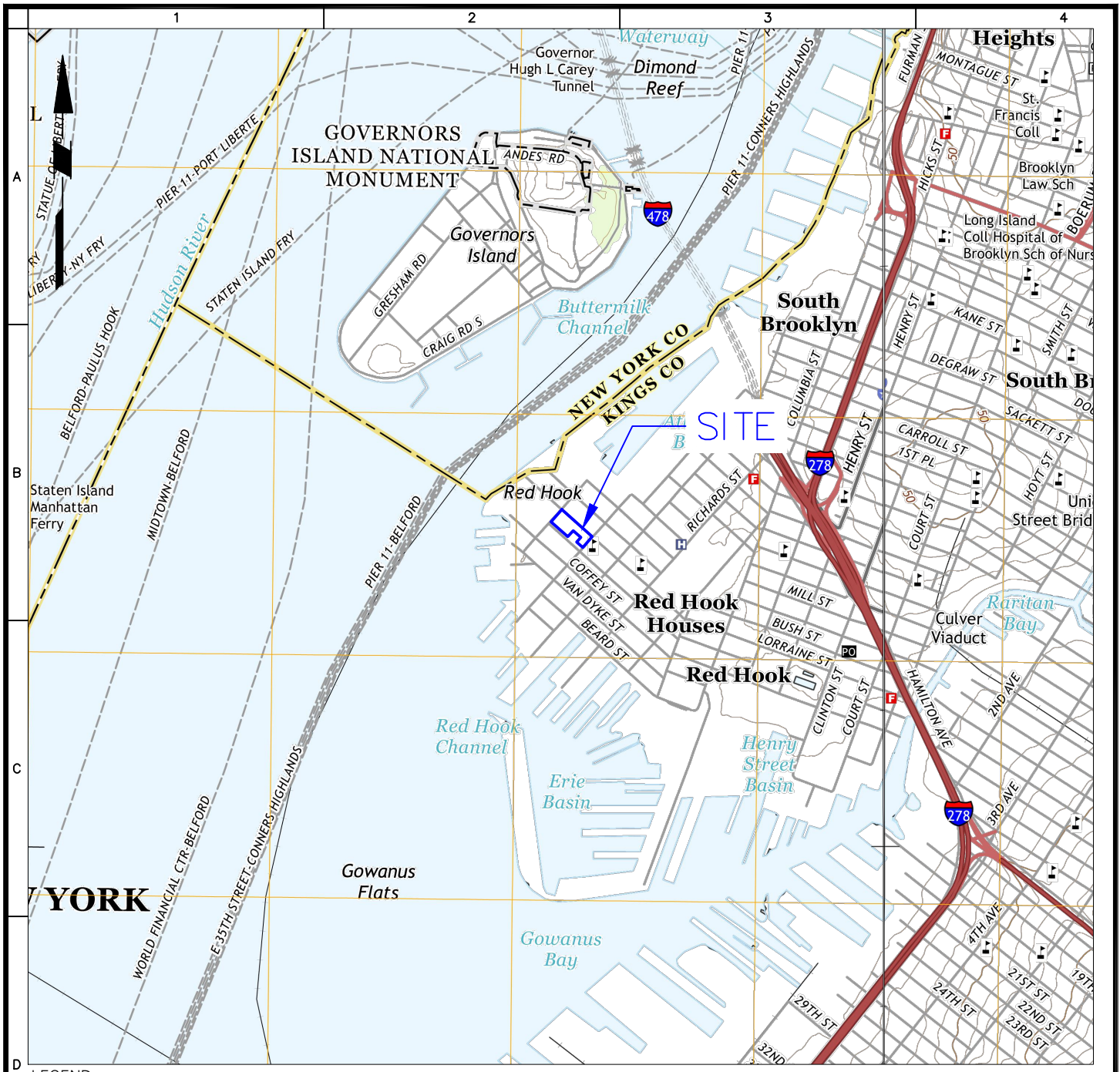
None.

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

None.

11. Miscellaneous Information

None.



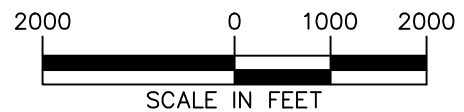
LEGEND

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
LPG

Checked By
SK

Figure No.

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