

Monthly Progress Report No. 17

145-165 Wolcott Street, Brooklyn, New York
Brownfield Cleanup Program (BCP) Site No. C224256
Reporting Period: September 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: September 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enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023.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. NYSDEC issued a Decision Document to commence remediation on July 22, 2025.

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

Remedial action and implementation of the NYSDEC-approved Remedial Action Work Plan (RAWP) commenced on September 2, 2025. Daily reports summarizing remedial action, construction progress, and Community Air Monitoring Program (CAMP) results were submitted to the NYSDEC. Remedial activities during this reporting period included:

- Demolishing former concrete building slabs and surficial asphalt, and stockpiling construction and demolition (C&D) debris, pending off-site disposal;
- Decommissioning of 25 groundwater monitoring wells via grouting in place with a tremie pump in accordance with NYSDEC Commissioner Policy-43 Groundwater Monitoring Well Decommissioning Policy;
- Exporting C&D debris for off-site disposal at PPark NJ LLC in Prospect Park, NJ; Bayshore Soil Management, LLC in Keasbey, NJ; and Silva Recycling, LLC in Newark, NJ;
- Exporting non-hazardous non-native fill for off-site disposal at Clean Earth of New Castle in New Castle, DE; Clean Earth of North Jersey in Kearny, NJ; Conestoga Landfill in Morgantown, PA; and Waste Management in Morgantown, PA;
- Exporting hazardous non-native fill for off-site disposal at Clean Earth of North Jersey in Kearny, NJ;
- Importing 0.75-inch crushed stone from Impact Materials, LLC in Jersey City, NJ for use as stone column ground improvement elements in the southern part of the site;

- Importing 2- to 4-inch virgin stone from Callahan & Nannini Quarry, Inc., in Salisbury Mills, NY for stabilized construction entrances at perimeter access points;
- Stockpiling drilling spoils generated during continuous flight auger pile installation, pending future waste characterization and off-site disposal;
- Decommissioning of an approximately 500-gallon underground storage tank (UST) encountered in the western part of the site, including:
 - Innovative Recycling Technologies, Inc. using a Part 364-permitted vacuum truck to pump about 210 gallons of oily water from the UST for off-site disposal at Advanced Waste Water Treatment in Farmingdale, NY;
- Installing four permanent groundwater monitoring wells within the adjoining sidewalks at the block corners in accordance with the June 14, 2025 NYSDEC-approved Long Island Well Permit Work Plan for Dewatering Activities, prepared by Cichetti Engineering PLLC;
- Conducting real-time air monitoring for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10) at the upwind and downwind perimeters of the work area during remedial work. The PM10 action level was exceeded during the following days:
 - On September 19, 2025, PM10 concentrations were recorded above the action level established by the CAMP due to excavation and off-site disposal of non-native fill. Dust suppression measures were implemented, PM10 concentrations decreased below the action level, and no fugitive dust or odors associated with site activities were observed migrating from the site.
 - On September 22, 2025, PM10 concentrations were recorded above the action level established by the CAMP due to excavation and off-site disposal of non-native fill. Dust suppression measures were implemented, PM10 concentrations decreased below the action level, and no fugitive dust or odors associated with site activities were observed migrating from the site.

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

Implementation of the NYSDEC-approved July 22, 2025 RAWP will continue during the next reporting period. Site Observation Reports (SOR) will be submitted to the NYSDEC to document site activities in accordance with the RAWP.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

Supplemental sulfate soil samples and drilling spoils waste characterization samples were submitted to York Analytical Laboratories, Inc. for analysis. The results of the supplemental sulfate and drilling spoils waste characterization soil sampling will be included in the Final Engineering Report (FER).

6. Deliverables Submitted during this Reporting Period

SORs were provided to the NYSDEC for work completed between September 2 and 30, 2025.

Langan submitted a Request to Import form to the NYSDEC on September 8, 2025 for the import of clean fill sourced from Durante Bros. Construction Corp. in Queens, NY. The import request was approved by the NYSDEC on September 18, 2025.

Langan submitted a Request to Import form to the NYSDEC on September 12, 2025 for the import of 0.75-inch crushed stone sourced from Impact Materials, LLC in Jersey City, NJ. The import request was approved by the NYSDEC on September 15, 2025.

Langan submitted a Request to Import form to the NYSDEC on September 15, 2025 for the import of 2- to 4-inch virgin stone sourced from Callahan & Nannini Quarry, Inc., in Salisbury Mills, NY. The import request was approved by the NYSDEC on September 18, 2025.

On September 8, 2025, Langan submitted a final, sealed Construction Completion Report to NYSDEC for Interim Remedial Measures completed on behalf of the previous BCP Volunteer.

Langan submitted a Petroleum Bulk Storage Pre-Work Notification to NYSDEC on September 19, 2025 for the closure of an approximately 500-gallon inactive UST. Final closure documentation will be reported in the FER.

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.



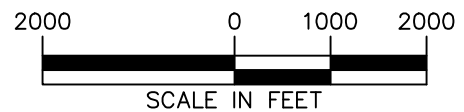
LEGEND

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.

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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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