

**Monthly Progress Report No. 18**  
145-165 Wolcott Street, Brooklyn, New York  
Brownfield Cleanup Program (BCP) Site No. C224256  
Reporting Period: October 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: October 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enrolled in the New York State BCP as Site No. C224256 on behalf of a different Volunteer and was subsequently withdrawn from the BCP on December 13, 2023.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**

The Volunteer continued remedial action and implementation of the NYSDEC-approved Remedial Action Work Plan (RAWP). 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;
- 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;
- Excavation and export of 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; and Waste Management in Morgantown, PA;
- Excavation and export of hazardous non-native fill for off-site disposal at Clean Earth of North Jersey in Kearny, NJ;
- Application of odor/vapor suppressing foam with a pneumatic foam unit to exposed soil/fill during excavation and export activities in the northern and western parts of the site;

- 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, collection of waste characterization samples, and off-site disposal at Clean Earth of New Castle in New Castle, DE;
- Extracting approximately 150 gallons of non-hazardous petroleum-impacted water from a petroleum- and/or tar-impacted wooden cask in the central part of the site using a Part 364-permitted vacuum truck operated by Innovative Recycling Technologies, Inc. (IRT);
- Extracting approximately 110 gallons of non-hazardous petroleum-impacted water from a two suspect hydraulic oil tanks in the eastern part of the site using a Part 364-permitted vacuum truck operated by IRT;
- Installation of a soil mix wall within the central part of the site to expand the petroleum- and/or tar-like material source area for the removal of buried petroleum- and/or tar-impacted wooden casks.
- Completion of a pilot test for injections of PetroFix at four injection points for groundwater remediation in the eastern part of the site;
- Installation of thirty-two 2-inch-diameter dewatering well points in the western part of the site in accordance with the June 14, 2025 NYSDEC-approved Long Island Well Permit Work Plan for Dewatering Activities, prepared by Cichetti Engineering PLLC (Cichetti);
- Collection of four documentation endpoint and six documentation sidewall samples from in-situ soil/fill across the northern and western parts of the site;
- Collection of one groundwater sample from the influent port within the groundwater treatment system;
- 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 day:
  - On October 29, 2025, PM10 concentrations were recorded above the action level established by the CAMP due to the Contractor using a leaf blower to maintain asphalt-paved trucking entrances in the southeastern part of the site. 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.
- Conducting real-time air monitoring for VOCs and particulate matter smaller than 10 microns in diameter (PM10) at the upwind and downwind perimeters of a source contamination area in the western part of the site during remedial work. VOC and PM10 concentrations did not exceed the action levels established by the community air monitoring plan in the vicinity of the source area.

### **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.

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

None.

**5. Results of Sampling, Testing and Other Relevant Data**

Drilling spoils waste characterization samples, documentation endpoint soil samples, documentation sidewall soil samples, and influent groundwater samples were submitted to York Analytical Laboratories, Inc. for analysis. The results of the drilling spoils waste characterization, documentation endpoint, documentation sidewall soil samples and influent groundwater sample will be included in the Final Engineering Report.

**6. Deliverables Submitted during this Reporting Period**

SORs were provided to the NYSDEC for work completed between September 1 and 31, 2025.

Langan submitted a Request to Import form to the NYSDEC on October 30, 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 October 31, 2025.

Cichetti submitted a Notice of Intent to Commence Work to the NYSDEC on October 16, 2025, prior to initiating dewatering activities at the site.

**7. Information Regarding Percentage of Completion**

The BCP project is approximately 40% 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.



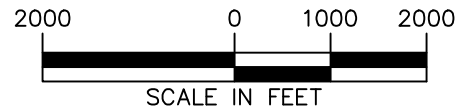
LEGEND

 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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SCALE IN FEET

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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.

**1**