

January 10, 2023

Mr. Richard Mustico
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-5060

Re: Monthly Progress Report, December 2022
Greenpoint Ferry (Java Street) Site
127-141 West Street
Brooklyn, New York 10466
Tax Block and Lot 3-2538-1
NYSDEC Site No. C224272

Dear Mr. Mustico:

Roux Environmental Engineering and Geology, D.P.C. (Roux), on behalf of 1 Java Owner LLC, is submitting this Monthly Progress Report (Report) for the Greenpoint Ferry (Java Street) site, located at 127-141 West Street (a.k.a. 14-28 India Street and 1-45 Java Street) in the Greenpoint section of Brooklyn, Kings County, New York (referred to herein as Site). The Site Location Map is provided as Figure 1.

Stiles Properties, LLC entered into a Brownfield Cleanup Agreement (BCA) with the New York State Department of Environmental Conservation (NYSDEC) on October 31, 2018, to investigate, remediate and redevelop the 2.441-acre Site (BCA Index No. C224272-08-15; BCP Site No. C224272). Subsequently, the BCA was amended on January 8, 2021 to include 1 Java Owner LLC to the BCA as a Participant. This Report was prepared as required by the NYSDEC BCA dated October 31, 2018, as amended on January 8, 2021, Site No. C224272. This Report describes activities completed at the Site in December 2022.

I. BCP Activities Completed during the Reporting Period

The remedial work completed during this period was done in accordance with the Remedial Action Work Plan (RAWP), prepared by Roux dated May 2021 and revised February 2022. Roux provided oversight of subcontractors and implemented the RAWP Site-specific community air monitoring plan (CAMP) during intrusive activities. CAMP monitoring was performed each day, weather permitting, and consisted of three CAMP stations monitoring dust and organic vapors in upwind and downwind ambient air around the work areas as well as near the pedestrian entrance of the Ferry located at the end of India Street. Each station consisted of a particulate meter and a photoionization detector.

General foundation and support of excavation (SOE) work continued with soil disposal activities occurring, as necessary in accordance with the RAWP. Excavation for SOE and foundation elements (i.e., footings) resulted in offsite soil disposal which is discussed in more detail below. Contractors

began waterproofing installation and will continue as foundation installation progresses. Additionally, contractors installed rebar and concrete forms Site-wide. Contractors also drove piles, installed sheet metal walls, drilled caissons, and poured concrete to create whalers, mud slabs, foundation slabs, and foundation walls. Dewatering activities continued.

Drilling associated with the installation of the geothermal wells was initiated in late December 2022, in accordance with the Change of Use (COU) notification previously submitted to NYSDEC.

During this reporting period, 66 loads of non-hazardous soil were exported to the Bayshore Recycling Corporation in Keasbey, New Jersey, and four loads of hazardous lead-impacted soil were exported to Clean Earth in Kearny, New Jersey. Roux was present on all working days and daily reports were submitted to NYSDEC and the New York State Department of Health (NYSDOH).

II. BCP Activities Planned for the Next Reporting Period (January 2023)

Remedial activities will continue in January with SOE installation, excavation, and soil disposal activities until completion. Roux will continue to provide oversight of subcontractors and implement CAMP during intrusive activities. All work will be completed in accordance with the RAWP dated May 2021 and revised February 2022.

III. Schedule and Changes to Scope of Work or Schedule

No changes to the scope of work or schedule occurred during the reporting period.

IV. Sampling and Other Data Received or Generated during the Reporting Period

Roux collected a total of seven post excavation confirmation soil samples from the lead hotspot area in grid cell WC-4: HS2_SW11, HS2_SW12, HS2_SW13, HS2_SW14, HS2_SW15, HS2_SW16, and HS2_SW17. Note, this lead hot spot has been fully removed from the Site, and compliant end-point samples have been obtained.

Roux collected one water sample: Weirtankeff_122722 from the effluent weir tank used to hold effluent water from the geothermal drilling on Site. These results were provided to NYSDEC in an email dated January 6, 2023, and we are currently awaiting NYSDEC approval to discharge this water.

V. Deliverables Submitted during the Reporting Period

Daily reports were provided to the NYSDEC/NYSDOH.

VI. Percentage of Work Completion and Any Delays

Remedial activities continued, including excavation and soil disposal. Roux will continue to track and report ongoing soil disposal activities to NYSDEC. 1,800 CY of non-hazardous soil and an additional 520 CY of hazardous lead-impacted soil has been exported off-Site to date.

VII. Citizen's Participation Plan Actions Taken during the Reporting Period

No Citizen Participation Actions occurred during the reporting period.

VIII. Citizen's Participation Plan Actions Planned for the Next Reporting Period

No Citizen Participation Actions planned for next reporting period.

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If you have any questions or concerns, please feel free to contact the undersigned at 631-232-2600.

Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.



Emily Butler
Project Geologist



Robert Kovacs, P.G., LSRP
Principal Scientist

Attachments

cc: Scarlett McLaughlin, NYSDOH
Brooke Nicholson, Lendlease
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