

June 12, 2024

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, May 2024  
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).

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 May 2024.

#### **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. There were three actions limits, recorded on May 6<sup>th</sup>, May 15<sup>th</sup>, and May 21<sup>st</sup>, and three exceedances, recorded on May 1<sup>st</sup>, May 2<sup>nd</sup>, and May 17<sup>th</sup>, documented in May.

General foundation and support of excavation (SOE) work continued with soil disposal activities occurring, as necessary in accordance with the RAWP. Additionally, contractors installed rebar, concrete forms, utilities, and waterproofing Site-wide. Sections of installed waterproofing/vapor barrier were inspected by Roux and all necessary corrections and repairs were made prior to concrete pouring. Contractors trenched and installed horizontal well connections, backfilled soil approved for reuse, imported approved material for grading and bedding, and poured concrete for foundation slabs, foundation walls, columns, the 15<sup>th</sup> through 19<sup>th</sup> floor slabs of the south tower, and the 17<sup>th</sup> through 20<sup>th</sup> floor slabs of the north tower. Contractors continued electrical and plumbing work throughout the Site. Contractors installed new sections of fencing around all perimeters of the Site. Contractors installed sections of perforated and solid piping for the Sub-Slab Depressurization System (SSDS) in several areas throughout the Site, with Roux inspecting completed sections. Contractors continued pressure testing previously installed geothermal wells and continued flushing wells throughout the Site.

All underground work for the geothermal system has been completed throughout the Site, with all wells tested and connected to the main geothermal manifold. Contractors began work in the waterfront park area, installing and covering a planter box in the southwest corner of the Site. Dewatering activities continued. Superstructure work continued throughout the Site.

NYSDEC closed spill number 2210240 on May 2, 2023. See May 2023 monthly report for more information.

## **II. BCP Activities Planned for the Next Reporting Period (June 2024)**

Remedial activities will continue in May with SOE installation, excavation, and soil disposal activities until completion. Contractors will continue installing waterproofing throughout the Site, as well as piping for the Sub-Slab Depressurization System (SSDS), with Roux inspecting all completed sections. 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 endpoint samples EP-38, EP-39, EP-40, EP-41, and EP-42 on May 9<sup>th</sup>.

## **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. Approximately 17,320 CY of non-hazardous soil and an additional 660 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 the next reporting period.

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

cc: Scarlett McLaughlin, NYSDOH  
Brooke Nicholson, Lendlease  
Michael Bogin, Sive Paget  
Jennifer Coghlan, Sive Paget