

January 10, 2025

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 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 December 2024.

I. BCP Activities Completed during the Reporting Period

Contractors continued electrical and plumbing work 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. Superstructure work continued throughout the Site.

As per the approved Request for Temporary Modification/Pause of Community Air Monitoring Plan Implementation and Reduction in Oversight Frequency (CAMP Pause Request Memo), the installation of the 2-inch crushed stone temporary stone cover was completed in July 2024 along the waterfront area. Roux demobilized CAMP equipment from the Site at the end of July 2024. Roux commenced construction oversight inspections of the Site every two weeks as outlined in the CAMP Pause Request Memo and submitted inspection reports to NYSDEC. During this reporting period, Roux conducted inspections on December 6 and December 20, 2024.

II. BCP Activities Planned for the Next Reporting Period (January 2025)

Roux will continue construction oversight inspections of the Site every two weeks as outlined in the CAMP Pause Request Memo. Following each inspection, Roux will submit an inspection report that will include photographs, observations, and updates on schedule for the anticipated construction of the permanent Site Cover. 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

None.

V. Deliverables Submitted during the Reporting Period

Inspection reports were provided to the NYSDEC/NYSDOH.

VI. Percentage of Work Completion and Any Delays

Approximately 18,020 CY of non-hazardous soil and an additional 660 CY of hazardous lead-impacted soil have 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