Monthly Progress Report No. 71
473 President Street and President Street Portfolio
Brooklyn, New York
Brownfield Cleanup Program Site Nos.: C224220 and C224309
Reporting Period: January 2022

1. Introduction

In accordance with the reporting requirements of the 20 August 2015 (amended 24 July and 4 November 2019) Brownfield Cleanup Agreement (BCA) for the 473 President Street site, and the 21 July 2020 BCA for the President Street Portfolio site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report, on behalf of 473 President LLC (the Volunteer), to summarize the work performed at 473 President Street and President Street Portfolio (469 President Street, and 532 Union Street) in Brooklyn, New York (the development site) in January 2022. This monthly report was prepared for two Brownfield Cleanup Program (BCP) sites because both sites comprise a single tax lot being redeveloped into a new building.

The approximately 50,845-square-foot (about 1.17 acres) development site is located in the Gowanus neighborhood of Brooklyn and is identified as Brooklyn Borough Tax Map, Block 440, Lot 1. Block 440 is bound by Union Street to the north, 3rd Avenue to the east, President Street to the south, and Nevins Street to the west. The Gowanus Canal is located about 350 feet to the west of the site. The site is currently vacant. A site location map is provided as Figure 1.

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

Langan conducted a waste characterization investigation on 10, 11, and 13 January 2022 to characterize soil/fill proposed for off-site disposal during remediation of the site. AARCO Environmental Services Corp. (AARCO) advanced 16 soil borings to about 10 feet below grade surface (bgs) on the President Street Portfolio site. Two additional soil borings were advanced to about 10 feet bgs on the Union Street sidewalk at the proposed Con Edison vault locations.

Fill was identified in all borings to depths ranging from 7 to 10 feet bgs and consisted of brown to gray fine-grained sand with varying amounts of gravel, silt, brick, concrete, glass, plastic, metal, coal, and coal ash. Fill was underlain by varying amount of sand, silt, and clay. Fill exhibiting petroleum-like staining, odor, and photoionization detector (PID) readings of up to 30.8 parts per million (ppm) were identified in four borings within the northeastern part of the site between about 2 and 10 feet bgs – and is generally consistent with the findings of the 27 October 2020 Remedial Investigation Report (RIR).

Seven soil sample sets and one duplicate sample set, each consisting of at least one grab and one five-point composite sample, were collected for laboratory analysis. One groundwater sample was collected from an existing monitoring well for laboratory analysis to support a permit application to allow future dewatering to the New York City Department of Environmental Protection (NYCDEP) combined sewer.

Langan performed continuous air monitoring at the site perimeter, in accordance with the NYSDEC-approved Community Air Monitoring Plan (CAMP), for volatile organic compounds

(VOC) and particulate matter smaller than 10 microns in diameter (PM10). VOC and PM10 action levels did not exceed the CAMP action limits during the monitoring period.

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

None

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

None

5. Results of Sampling, Testing and Other Relevant Data

Soil sample analytical results from the waste characterization investigation were compared to the lower (more restrictive) of Title 6 of the New York Codes, Rules, and Regulations (6 NYCRR) Part 375 Restricted Use Residential and Protection of Groundwater Soil Cleanup Objectives (SCO). Toxicity Characteristic Leaching Procedure (TCLP) sample results were compared to Title 40 of the Code of Federal Regulations (40 CFR) 261 – Maximum Concentration of Contaminants for the Toxicity Characteristic.

No volatile organic compounds (VOC), pesticides, herbicides, or polychlorinated biphenyls (PCB) were detected above the SCOs. Seven semivolatile organic compounds (SVOC) and five metals were detected at concentrations above the SCOs in multiple soil samples. No analytes exceeded the Maximum Concentration of Contaminants for the Toxicity Characteristic.

6. Deliverables Submitted During This Reporting Period

None

7. Information Regarding Percentage of Completion

This BCP project is less than 35% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None

9. Citizen Participation (CP) Plan Activities during This Reporting Period

None

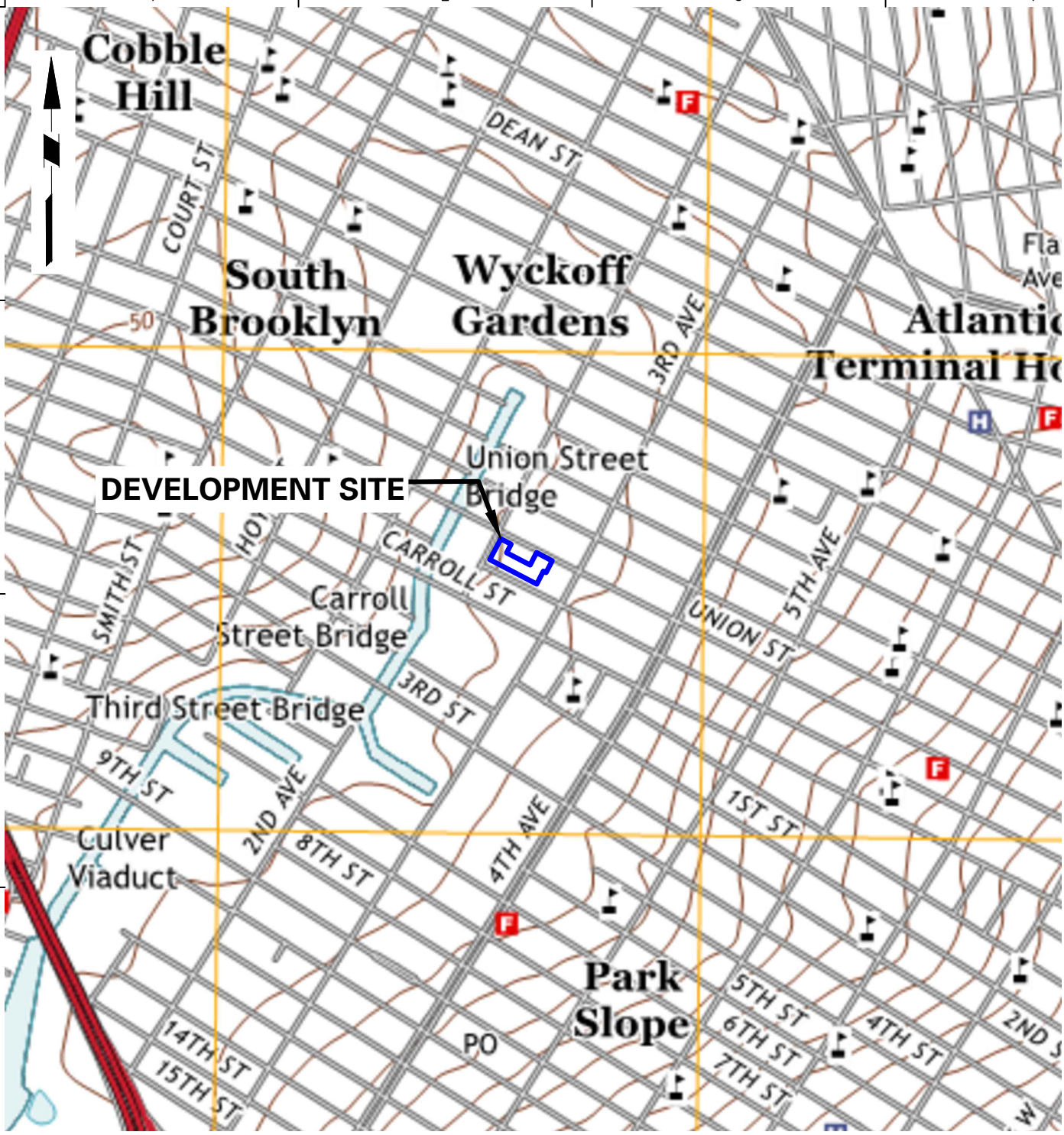
10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None

11. Miscellaneous Information

None

FIGURES



NOTES:

1. BASEMAP ADAPTED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, JERSEY CITY, NJ AND BROOKLYN, NY QUADRANGLES, DATED 2016.

1000 0 500 1000

SCALE: 1 INCH = 1000 FEET

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Project
473 PRESIDENT STREET AND PRESIDENT STREET PORTFOLIO
BLOCK No. 440, LOT No. 1
BROOKLYN
KINGS NEW YORK

Figure Title
DEVELOPMENT SITE LOCATION MAP

Project No.	170361303
Date	2/11/2021
Drawn By	VDP
Checked By	PM

Figure No. 1

Sheet 1 of 1

Filename: \\langan.com\data\NY\data3\170361301\Cadd Data - 170361301\SheetFiles\Environmental\Monthly Report\Figure 1 - Site Location Map.dwg Date: 2/28/2021 Time: 13:39 User: vdepaula Style Table: Langan.stb Layout: ANSIA-BP