

**Monthly Progress Report No. 6**  
514 Union Street  
Brooklyn, New York  
Brownfield Cleanup Program (BCP) Site No.: C224318  
Reporting Period: January 2023

**1. Introduction**

In accordance with the reporting requirements of the 21 October 2022 Brownfield Cleanup Agreement (BCA) for the 514 Union Street site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report, on behalf of Gowanus President Owner LLC (the Volunteer), to summarize the work performed at 514 Union Street in Brooklyn, New York during January 2023. A BCA Amendment to add the Volunteer, Gowanus President Owner LLC, was executed on 1 February 2023.

The about 17,000-square-foot site is occupied by the Royal Palms Shuffleboard Club, comprised of shuffleboard courts, an office, bars, restrooms, storage areas, and a one-car parking garage. The site is located on the block bound by Union Street to the north, 3<sup>rd</sup> Street to the east, President Street to the south, and Nevins Street to the west. The south-adjointing parcel, 473 President Street, is in the New York State Department of Environmental Conservation (NYSDEC) BCP (BCP Site No. C224220). The east- and west-adjointing parcels, identified as President Street Portfolio, are also in the NYSDEC BCP (BCP Site No. C224309). Surrounding properties include single- and multi-story buildings occupied by industrial, commercial and residential occupants. A site location map is provided as Figure 1.

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

Langan revised the draft Interim Remedial Measures Work Plan (IRMWP) No. 2 for in-situ groundwater remediation to address comments received from NYSDEC on 11 January 2023. The revised draft IRMWP No. 2 was submitted to NYSDEC and the New York State Department of Health (NYSDOH) for review on 23 January 2023.

Langan submitted the draft soil vapor intrusion (SVI) mitigation system Construction Completion Report (CCR) to NYSDEC and NYSDOH for review on 13 January 2023.

Langan submitted the finalized Grossly Contaminated Material (GCM) Investigation Work Plan to NYSDEC and NYSDOH for review on 25 January 2023.

Langan continued drafting the Remedial Investigation Report (RIR).

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

Langan will begin implementing IRMWP No. 2. Daily reports documenting IRMWP No. 2 activities, including air monitoring data, will be submitted to NYSDEC and NYSDOH. Langan will continue drafting the RIR.

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

None

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

None

**6. Deliverables Submitted During This Reporting Period**

Langan submitted the draft soil vapor intrusion (SVI) mitigation system Construction Completion Report (CCR) to NYSDEC and NYSDOH for review on 13 January 2023.

Langan submitted the revised IRMWP No. 2 for in-situ groundwater remediation to NYSDEC and NYSDOH on 23 January 2023.

Langan submitted the revised and finalized GCM Investigation Work Plan to NYSDEC and NYSDOH on 25 January 2023.

**7. Information Regarding Percentage of Completion**

This BCP project is less than 40% 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**

The public comment period for IRMWP No. 2 ended on 27 January 2022.

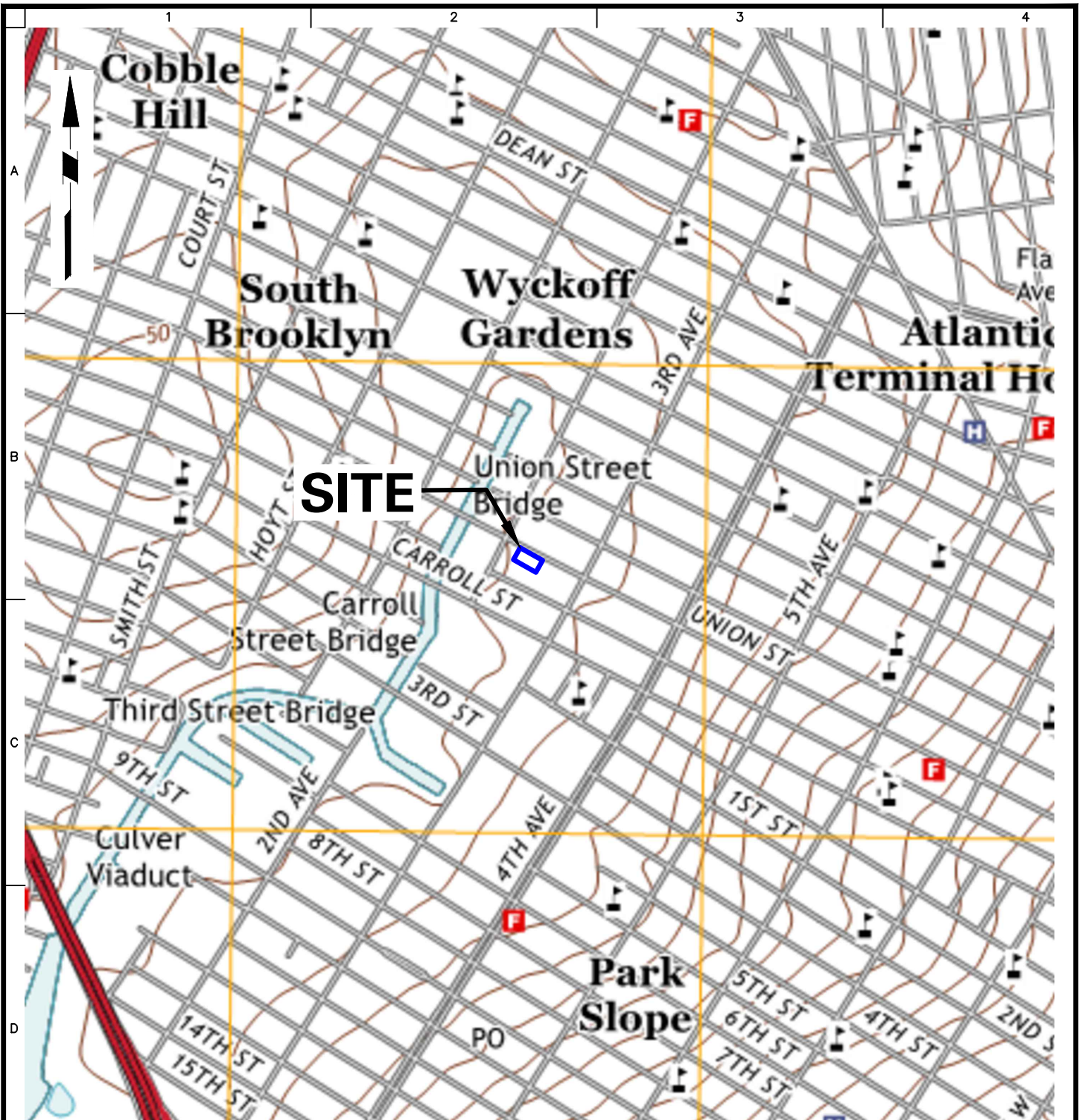
**10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period**

None

**11. Miscellaneous Information**

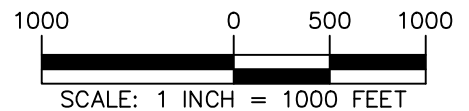
None

## 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.



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	<b>514 UNION STREET</b>	<b>SITE LOCATION MAP</b>	170361305	<b>1</b>
	BLOCK No. 440, LOT No. 12 BROOKLYN		Date 03/12/2021	
	KINGS NEW YORK		Drawn By TG	
			Checked By PM	Sheet 1 of 7