

Monthly Progress Report No. 3

326-350 Rockaway Avenue
Brooklyn, New York
Block 3499, Lot 25
Brownfield Cleanup Program Site #: C224328
Reporting Period: July 1 through July 31, 2022

1. Introduction

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan) prepared this progress report on behalf of 326 Rockaway Managing Member LLC to summarize the work performed at 326-350 Rockaway Avenue, Brooklyn, New York (the site) from July 1 through July 31, 2022. The BCA was executed on November 2, 2021.

The site is located in the Brownsville neighborhood of Brooklyn and occupies Kings Borough Tax Block 3499, Lot 25. The site occupies a footprint of 32,826-square-foot (0.75 acres) and is bound by bound by East New York Avenue to the north, Rockaway Avenue to the east, vacant land followed by residential buildings and Pitkin Avenue to the south, and Chester Street to the west. A Site Location Map is provided as Figure 1.

The site is improved with a vacant commercial-use building complex comprised of five interconnected buildings with partial basements, and vacant lots previously used for commercial vehicle parking and materials storage, and employee parking. Historical site operations included a paint supply store (1928), a hat cleaner (1934), an exterminating company (1949), and a lamp manufacturing company (1960 to 1965).

A February 2020 subsurface investigation conducted by Langan indicated the presence of semivolatile organic compounds (SVOCs), pesticides and metals impacts to soil. The New York State Department of Environmental Conservation (NYSDEC) approved a Remedial Investigation Work Plan (RIWP) in May 2022.

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

On July 7, 2022, Langan re-installed two sub-slab soil vapor points (SVP07 and SVP08) and collected two sub-slab soil vapor/co-located indoor air sample sets (SVP07/IA07 and SVP08/IA08) and one ambient air sample (AA02) over an 8-hour sampling 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

Analytical data from the May 2022 RI is included in the draft RIR and RAWP, including the soil vapor, indoor air, and ambient air samples that were re-collected on July 7, 2022.

6. Deliverables Submitted during this Reporting Period

Langan submitted the draft Remedial Investigation Report (RIR) and draft Remedial Action Work Plan (RAWP) on July 22 and July 26, 2022, respectively.

7. Information Regarding Percentage of Completion

This BCP project is 10% 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

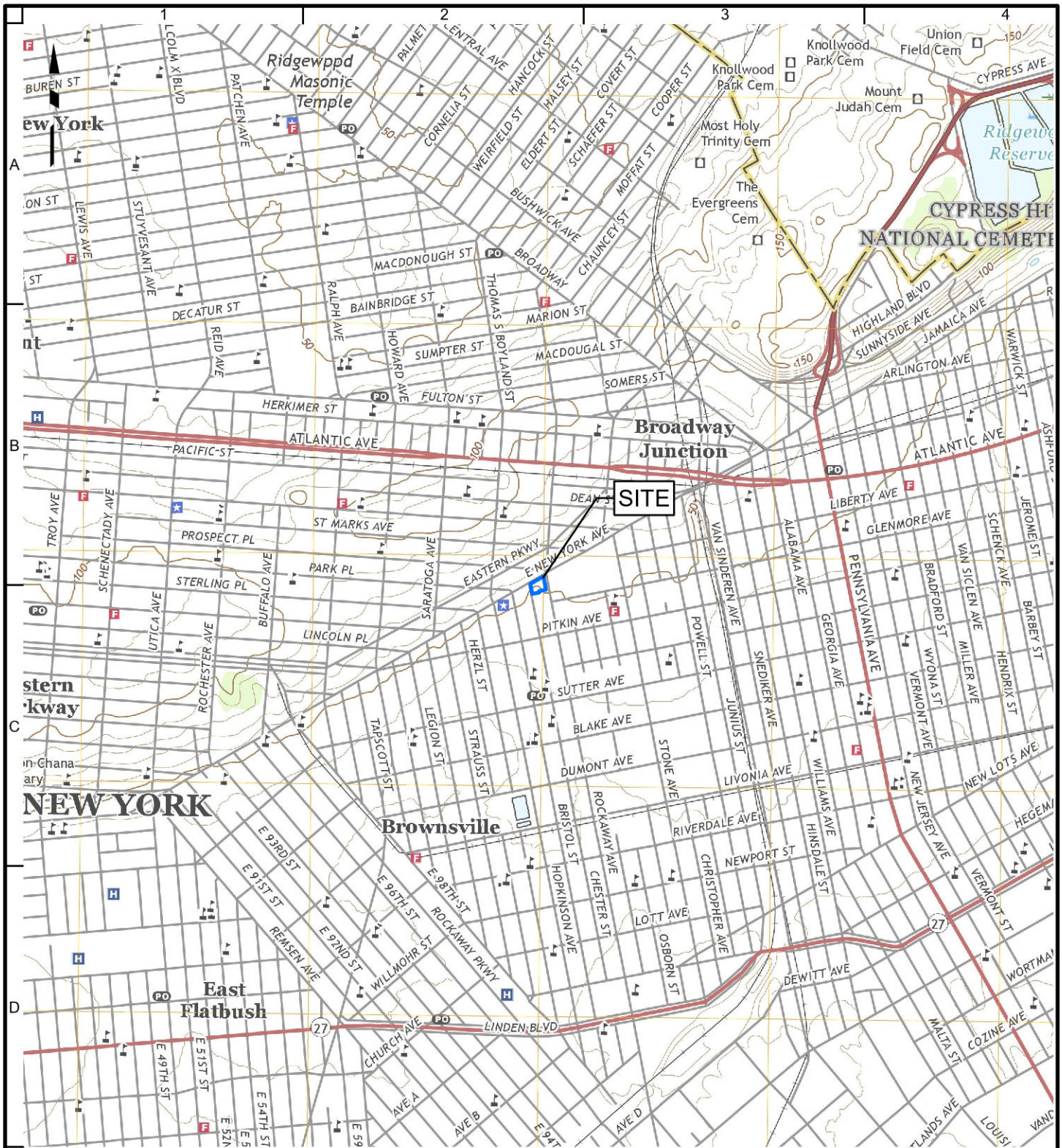
None.

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

None.

11. Miscellaneous Information

The Volunteer is looking to obtain a November 2022 Decision Document in order to receive funding from applicable city agencies for development of the site into a homeless shelter.



Legend

 Approximate Site Boundary



NOTES:
1. BASEMAP ADAPTED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, BROOKLYN, NEW YORK, QUADRANGLE, DATED 2019.

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Collectively known as Langan

Project
**326-350
ROCKAWAY AVENUE**
BLOCK 3499, LOT 25
BROOKLYN
KINGS COUNTY NEW YORK

Figure Title
**SITE LOCATION
MAP**

Project No.
170610401
Date
6/29/2021
Scale
1"=2,000'
Drawn By
MG
Submission Date

Figure No.
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