

## **Monthly Progress Report No. 4**

326-350 Rockaway Avenue  
Brooklyn, New York  
Block 3499, Lot 25  
Brownfield Cleanup Program Site #: C224328  
Reporting Period: August 1 through August 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 August 1 through August 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 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. A draft Remedial Investigation Report (RIR) and draft Remedial Action Work Plan (RAWP) were submitted to the NYSDEC on July 18 and July 26, 2022, respectively.

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

None.

### **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**

None.

**6. Deliverables Submitted during this Reporting Period**

None.

**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:**


Langan will submit draft RIR and RAWP Fact Sheets to the NYSDEC during the next reporting period.

**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.

**LANGAN**

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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.  
**1**  
Sheet 1 of 6