

Monthly Progress Report No. 6

326-350 Rockaway Avenue

Brooklyn, New York

Block 3499, Lot 25

Brownfield Cleanup Program Site #: C224328

Reporting Period: October 1 through October 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 October 1 through October 31, 2022.

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 BCA was entered with the New York State Department of Environmental Conservation (NYSDEC) on November 2, 2021. The 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

The RAWP public comment period will end on November 11, 2022. The RAWP and RIR will be finalized and submitted to the NYSDEC following the public comment period.

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 revisions to the RIR and RAWP to the NYSDEC on October 18 and October 24, 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.