

## **Monthly Progress Report No. 15**

326-350 Rockaway Avenue  
Brooklyn, New York  
Block 3499, Lot 25  
Brownfield Cleanup Program Site #: C224328  
Reporting Period: July 1 through July 31, 2023

### **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, 2023.

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 was previously 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. The final Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) were submitted to the NYSDEC on November 15 and 11, 2022, respectively. Site remediation began on January 13, 2023.

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

A list of remedial actions completed during the reporting period is provided below:

- Legacy imported clean sand from the Belmont Raceway located in Elmont, New York. The clean sand was backfilled to development grade in the central, northeastern and northwestern parts of the site.
- Legacy installed W.R. Meadows Mel-Rol® waterproofing on foundation walls in the central part of the site.

In accordance with the approved RAWP, a Community Air Monitoring Program (CAMP) was performed during ground-intrusive activities.

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

Remedial activities will continue in accordance with the RAWP during the next reporting 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**

Daily reports summarizing site activities, locations of remedial and construction work, CAMP results, explanation of notable site conditions, and descriptions of anticipated site activities were submitted to the NYSDEC.

**7. Information Regarding Percentage of Completion**

This BCP project is 80% 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**

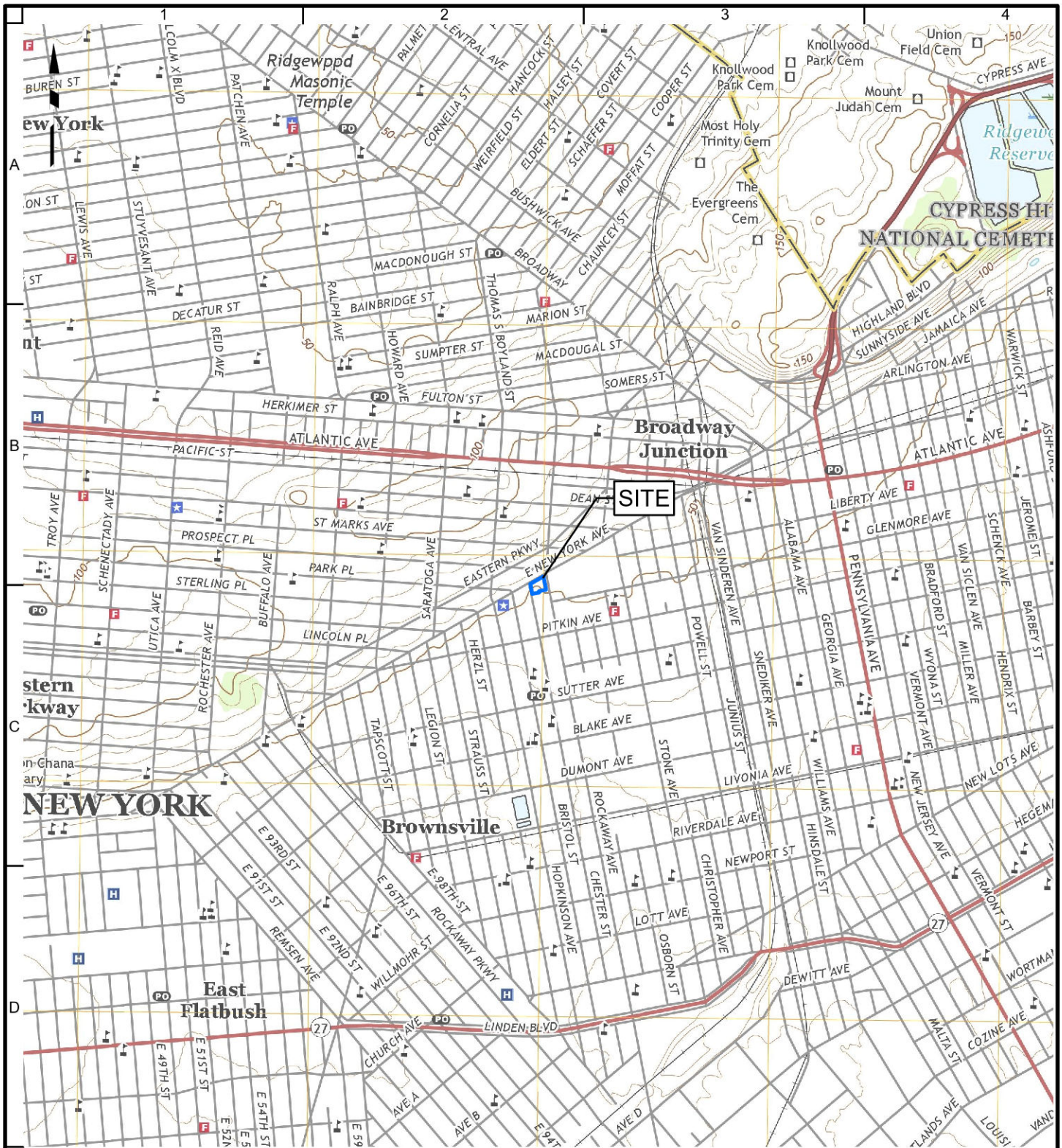
None.

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


None.

**11. Miscellaneous Information**

None.



**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**  
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