



Monthly Progress Report No. 04

340 Myrtle Avenue Site

340 Myrtle Avenue, Brooklyn, NY

Brownfield Cleanup Program Site #: **C224340**

Reporting Period: 1 August 2024 – 31 August 2024

1. Introduction

In accordance with the reporting requirements of the 25 February 2022 Brownfield Site Cleanup Agreement (BCA) and subsequent BCA amendments for the 340 Myrtle Ave Site, located at 340 Myrtle Avenue, Brooklyn, New York (Site), H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), has prepared this monthly progress report, on behalf of 340 Myrtle Development LLC (the Volunteer), to summarize the work performed at the Site from 1 August 2024 through 31 August 2024.

The Site, identified as Block 2073 Lots 21 and 22 on the New York City tax map, is in the Fort Greene neighborhood of Brooklyn and is comprised of two tax lots encompassing approximately 8,820 square feet (sq ft). Lot 21 was previously occupied by a one-story commercial building with a full cellar extending to approximately 9.5 feet below sidewalk grade (ft bsg) that occupied most of the lot and was most recently operated as a commercial laundry and a bedding and bath store. The southwestern portion of Lot 21 is unimproved and was most recently used for parking. The building on Lot 21 was demolished in late 2023 with the slab left in place. Lot 22 was previously excavated to approximately 9.5 ft bsg in April 2022 and September 2022 as part of a previous redevelopment effort under a New York City Office of Environmental Remediation (OER)-approved Remedial Action Plan.

Foundational elements were installed across Lot 22, but the previous redevelopment effort was abandoned in late 2022 and the lot was not backfilled. During the previous excavation on Lot 22, an abandoned gasoline underground storage tank (UST) was discovered, cleaned, removed, and disposed of offsite in accordance with applicable Federal, State, and local laws as part of the previous OER-approved Remedial Action.

The Volunteer proposes construction of a new eight-story mixed-use commercial and residential building with a full cellar level that will encompass the entire Site footprint. The new development is anticipated to extend approximately 15 to 20 ft bsg and is compatible with the current zoning of R7A residential with a C2-4 commercial overlay. The Site location is shown on Figure 1.

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

The following BCP and investigation actions were noted during this reporting period:

- Construction activities and the implementation of the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plan (RAWP) dated

30 April 2024 continued on the Site, including preparation of subgrade, installation of injection wells, re-installation of post-remediation groundwater monitoring wells, installation of an active sub-slab depressurization system (SSDS), and the composite cover.

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

Anticipated actions relative to the Site for the next reporting period include continued implementation of the remedy under the NYSDEC-approved RAWP, submission of Electronic Data Deliverables (EDDs) to NYSDEC EQuIS database, submission of the final Site Management Plan (SMP), and submission of the draft Final Engineering Report (FER).

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

No activity modifications were noted during this reporting period.

5. Deliverables Submitted During This Reporting Period

- Eight (8) Daily Reports were submitted to NYSDEC and New York State Department of Health (NYSDOH), for work conducted from 1 August 2024 through 10 August 2024.
- The draft Site Management Plan (SMP) was submitted to NYSDEC and NYSDOH on 1 August 2024.

6. Information Regarding Percentage of Completion

The Remedial Design is approximately 100% complete. The Remedial Action is approximately 95% complete.

7. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None.

8. Community Participation (CP) Plan Activities during This Reporting Period

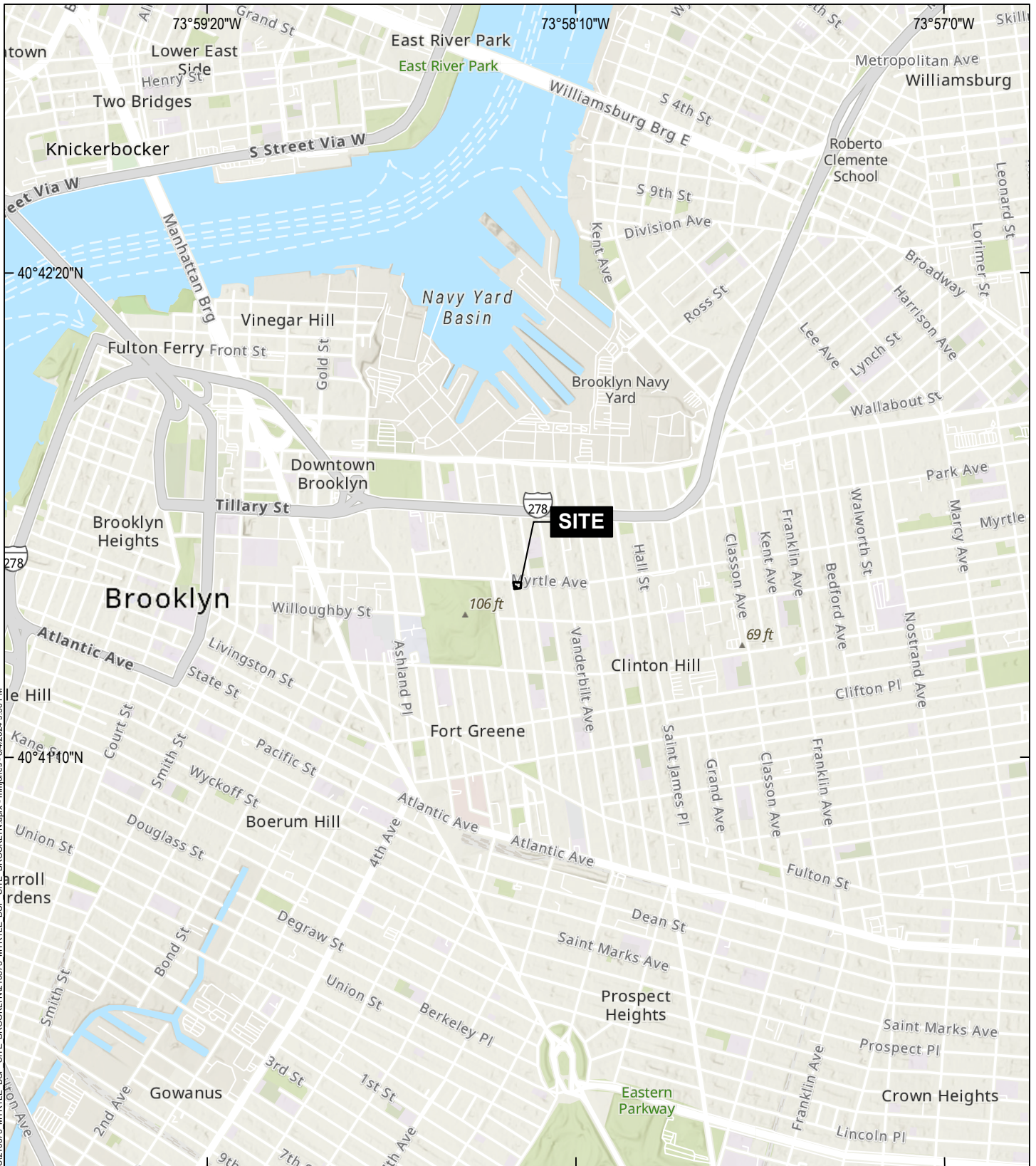
None.

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

None.

10. Miscellaneous Information

None.



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MAP SOURCE: ESRI
SITE COORDINATES: 40°41'35"N, 73°58'21"W

**HALEY
ALDRICH**

340 MYRTLE AVENUE
BROOKLYN, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
JUNE 2024

FIGURE 1