

**Monthly Progress Report No. 03**  
12074 Flatlands Avenue  
Brooklyn, NY 11236  
Brownfield Cleanup Program Site No. C224353  
Reporting Period: December 2022

**1. Introduction**

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) is submitting this monthly progress report on behalf of Innovative Urban Living, LLC and in accordance with the 25 May 2022 Brownfield Cleanup Agreement (BCA). This monthly progress report summarizes work performed at 12074 Flatlands Avenue (the "Site") for the month of December 2022.

The ±2.084-acre site is located at 12074 Flatlands Avenue in Brooklyn, New York and is identified as Block 4434, Lot 1 (portion) on the New York City Tax Map. The Site is currently a vacant gravel lot used for surplus parking for the CCC building located to the west of the Site. The site is bound by Flatlands Avenue to the north, a twelve-story multi-family residential apartment building and a vacant gravel lot used for surplus parking by the adjacent Christian Cultural Center (CCC) to the east, a twelve-story multi-family residential building to the south, and the western extents of the gravel lot currently used for surplus parking followed by the asphalt-paved parking lot for the CCC to the west. A site location map is attached as Figure 1.

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

Langan began coordinating and scheduling with the subcontractors required to implement the NYSDEC-approved RIWP. We anticipate mobilizing for the RI in early 2023. Notification was provided to the Department on 29 December 2022.

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

Langan and the investigation subcontractors will implement the NYSDEC-approved RIWP in early 2023. Notification of the mobilization date will be provided to the Department prior to mobilization.

**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**

The BCP project is about 5% complete.

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

None.

**9. Citizen Participation Plan Activities during This Reporting Period**

None.

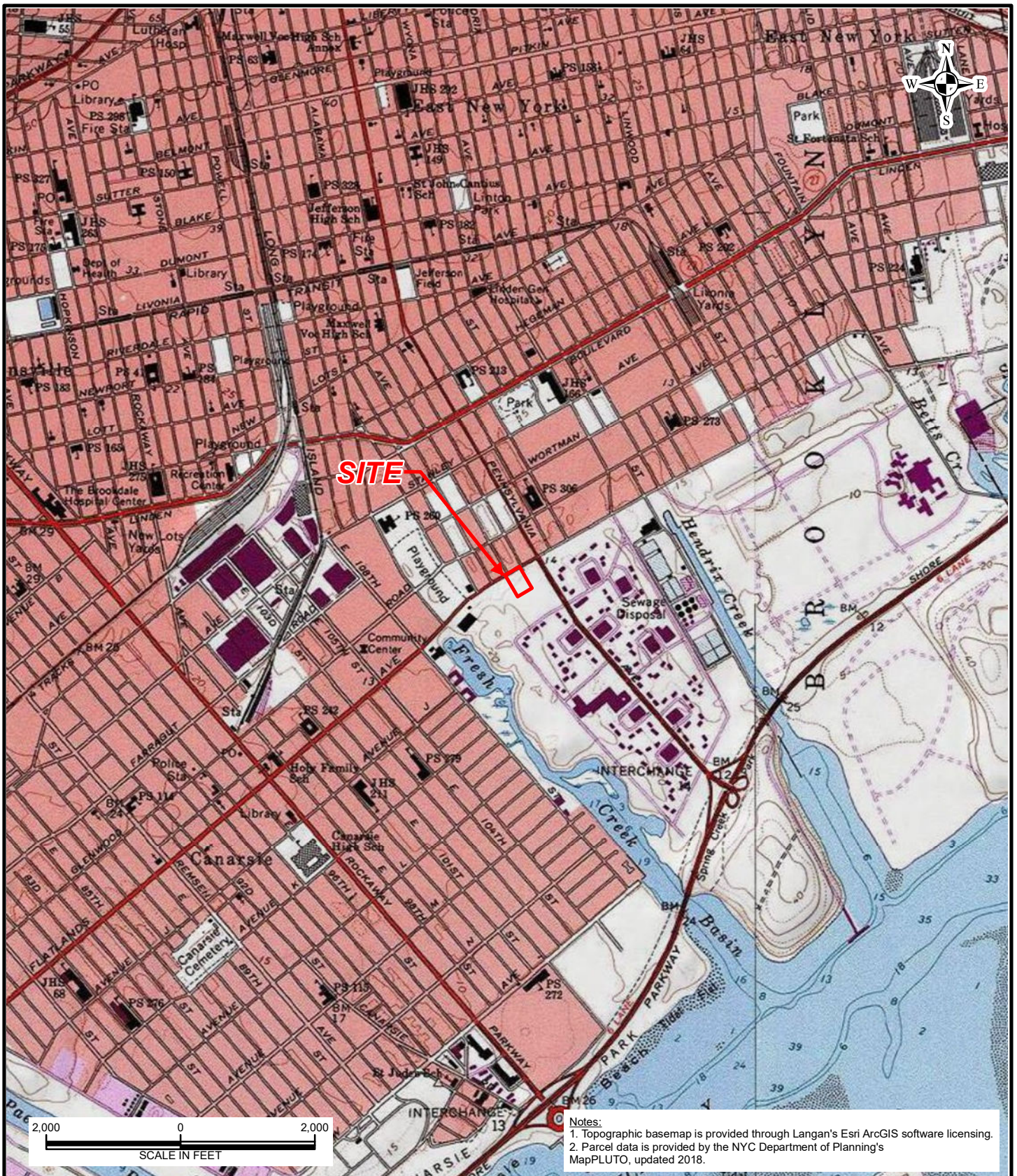
**10. Activities Anticipated in Support of the CPP for the Next Reporting Period:**

None.

**11. Miscellaneous Information**

None.





**LANGAN**

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Langan International LLC  
Collectively known as Langan

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

**12074 FLATLANDS  
AVENUE**

BLOCK No. 4434, LOT No. 1

BROOKLYN

KINGS COUNTY

NEW YORK

Drawing Title

**SITE LOCATION  
MAP**

Project No.

100688801

Date

3/19/2018

Scale

1"=2,000'

Drawn By

IHB

Figure

**1**