Monthly Progress Report No. 23
Former A&A Brake Service Site
558 Sackett Street, Brooklyn, NY
Brownfield Cleanup Program Site #: **C224372**
Reporting Period: 01 March 2025 – 31 March 2025

1. Introduction

In accordance with the reporting requirements of the 23 February 2023 Brownfield Site Cleanup Agreement (BCA) for the Former A&A Brake Service Site, located at 558 Sackett Street in Brooklyn, NY (Site), Haley & Aldrich of New York (Haley & Aldrich), has prepared this monthly progress report, on behalf of Sackett Heights LLC (the Volunteer), to summarize the work performed at the Site from 01 March 2025 through 31 March 2025.

The Site, identified as Block 433 Lot 14 on the New York City tax map, is located in the Gowanus neighborhood of Brooklyn and is comprised of one 6,400 square foot (sq ft) tax lot. The Site is bound to the north by Sackett Street followed by a site undergoing remedial measures which formerly operated as a manufactured gas plant (MGP), to the west by a two-story residential building, to the east by a three-story residential and commercial building, and to the south by residential buildings. The Site was most recently occupied as an auto repair shop and is currently vacant. The Site location is shown in Figure 1.

The Volunteer is proposing to build a new 7-story building. The building will be used for residential use, including affordable housing. The proposed development is compatible with the existing R8A residential and M1-4 manufacturing zoning.

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

Construction activities and the implementation of the Remedial Action Work Plan (RAWP) continued during the month of March, including installation of four post-injection groundwater monitoring wells and sampling of the groundwater monitoring wells via low-flow sampling procedures.

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

Anticipated actions for the next reporting period include continued execution of the RAWP.

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

No activity modifications were approved by NYSDEC during this reporting period.

5. Deliverables Submitted During This Reporting Period

Three (3) Daily Field Reports (DFRs) were submitted to NYSDEC and the New York State Department of Health (NYSDOH) during this reporting period.

6. **Information Regarding Percentage of Completion**

The remedial investigation phase is 100% complete. The remedial action phase is 85% complete.

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

Site construction and remediation are expected to be completed in 2025. As a result, the client intends to seek a certification of completion (COC) in 2025.

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

CP Plan activities were not conducted during this reporting period.

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

CP Plan activities are not anticipated during the next reporting period.

10. **Miscellaneous Information**

There is no additional miscellaneous information to report.

Figures

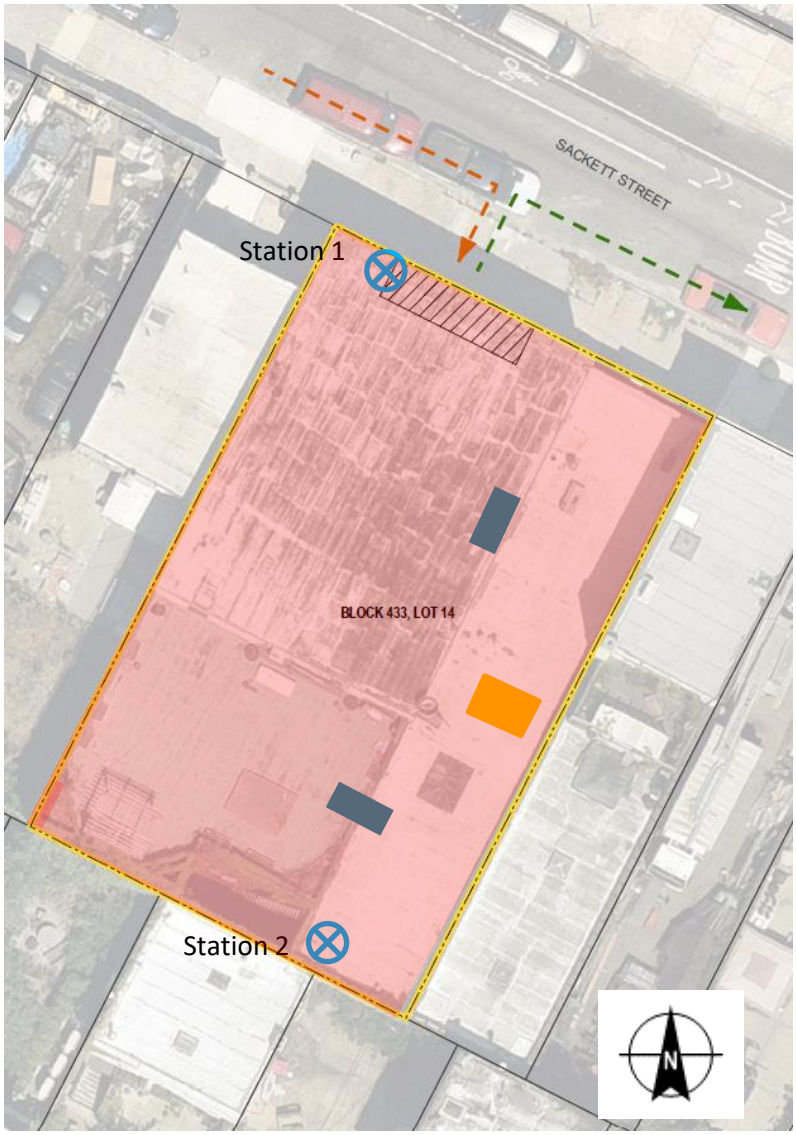
Figure 1 – Site Condition Map

Attachment A – Analytical Data for Post-Remediation Groundwater Samples – March 2025

FIGURES

DAILY FIELD REPORT

Site Plan:



LEGEND:

- CAMP Station
- Stabilized Truck Entrance and Truck Wash Area
- Ingress
- Egress
- Approximate Work Area
- Approximate UST Location
- Approximate hydraulic lift Location

Attachment A

Analytical Data for Post-Remediation Groundwater Samples – March 2025

Table 1. Post Injection Groundwater Sampling Results
558 Sackett Street, Brooklyn, NY
NYSDEC BCP Site C224372

DRAFT

LOCATION			PMW-1_20250319		PMW-2_20250319		DUP-01_20250319 (PMW-2)		PMW-3_20250319		PMW-4_20250319		TRIP BLANK_20250319		FIELD BLANK_20250319	
SAMPLING DATE			3/19/2025		3/19/2025		3/19/2025		3/19/2025		3/19/2025		3/19/2025		3/19/2025	
LAB SAMPLE ID			L2516137-01		L2516137-02		L2516137-07		L2516137-03		L2516137-04		L2516137-06		L2516137-05	
SAMPLE TYPE			WATER		WATER		WATER		WATER		WATER		WATER		WATER	
	NY-AWQS	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Semivolatile Organics by GC/MS																
1,2,4,5-Tetrachlorobenzene	5	ug/l	10	U	10	U	10	U	10	U	10	U	-	-	10	U
1,2,4-Trichlorobenzene	5	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
1,2-Dichlorobenzene	3	ug/l	2	U	2	U	2	U	2	U	2	U	-	-	2	U
1,3-Dichlorobenzene	3	ug/l	2	U	2	U	2	U	2	U	2	U	-	-	2	U
1,4-Dichlorobenzene	3	ug/l	2	U	2	U	2	U	2	U	2	U	-	-	2	U
2,4,5-Trichlorophenol		ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
2,4,6-Trichlorophenol		ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
2,4-Dichlorophenol	1	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
2,4-Dimethylphenol	50	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
2,4-Dinitrophenol	10	ug/l	20	U	20	U	20	U	20	U	20	U	-	-	20	U
2,4-Dinitrotoluene	5	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
2,6-Dinitrotoluene	5	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
2-Chlorophenol		ug/l	2	U	2	U	2	U	2	U	2	U	-	-	2	U
2-Methylphenol		ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
2-Nitroaniline	5	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
2-Nitrophenol		ug/l	10	U	10	U	10	U	10	U	10	U	-	-	10	U
3,3'-Dichlorobenzidine	5	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
3-Methylphenol/4-Methylphenol		ug/l	5	U	5	U	5	U	5	U	4.6	J	-	-	5	U
3-Nitroaniline	5	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
4,6-Dinitro-o-cresol		ug/l	10	U	10	U	10	U	10	U	10	U	-	-	10	U
4-Bromophenyl phenyl ether		ug/l	2	U	2	U	2	U	2	U	2	U	-	-	2	U
4-Chloroaniline	5	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
4-Chlorophenyl phenyl ether		ug/l	2	U	2	U	2	U	2	U	2	U	-	-	2	U
4-Nitroaniline	5	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
4-Nitrophenol		ug/l	10	U	10	U	10	U	10	U	10	U	-	-	10	U
Acetophenone		ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
Benzoic Acid		ug/l	50	U	50	U	50	U	50	U	50	U	-	-	50	U
Benzyl Alcohol		ug/l	2	U	2	U	2	U	2	U	2	U	-	-	2	U
Biphenyl		ug/l	2	U	2	U	2	U	2	U	2	U	-	-	2	U
Bis(2-chloroethoxy)methane	5	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
Bis(2-chloroethyl)ether	1	ug/l	2	U	2	U	2	U	2	U	2	U	-	-	2	U
Bis(2-chloroisopropyl)ether	5	ug/l	2	U	2	U	2	U	2	U	2	U	-	-	2	U
Bis(2-ethylhexyl)phthalate	5	ug/l	3	U	3	U	3	U	3	U	3	U	-	-	3	U
Butyl benzyl phthalate	50	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
Carbazole		ug/l	2	U	2	U	2	U	2	U	2	U	-	-	2	U
Di-n-butylphthalate	50	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
Di-n-octylphthalate	50	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
Dibenzofuran		ug/l	2	U	2	U	2	U	2	U	2	U	-	-	2	U
Diethyl phthalate	50	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
Dimethyl phthalate	50	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
Hexachlorocyclopentadiene	5	ug/l	20	U	20	U	20	U	20	U	20	U	-	-	20	U
Isophorone	50	ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
n-Nitrosodi-n-propylamine		ug/l	5	U	5	U	5	U	5	U	5	U	-	-	5	U
NDPA/DPA	50	ug/l	2	U	2	U	2	U	2	U	2	U	-	-	2	U
Nitrobenzene	0.4	ug/l	2	U	2	U	2	U	2	U	2	U	-	-	2	U
p-Chloro-m-cresol		ug/l	2	U	2	U	2	U	2	U	2	U	-	-	2	U
Phenol	1	ug/l	5	U	5	U	5	U	5	U	1.1	J	-	-	5	U

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558 Sackett Street, Brooklyn, NY
NYSDEC BCP Site C224372

DRAFT

LOCATION			PMW-1_20250319		PMW-2_20250319		DUP-01_20250319 (PMW-2)		PMW-3_20250319		PMW-4_20250319		TRIP BLANK_20250319		FIELD BLANK_20250319	
SAMPLING DATE			3/19/2025		3/19/2025		3/19/2025		3/19/2025		3/19/2025		3/19/2025		3/19/2025	
LAB SAMPLE ID			L2516137-01		L2516137-02		L2516137-07		L2516137-03		L2516137-04		L2516137-06		L2516137-05	
SAMPLE TYPE			WATER		WATER		WATER		WATER		WATER		WATER		WATER	
	NY-AWQS	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Semivolatile Organics by GC/MS-SIM																
2-Chloronaphthalene	10	ug/l	0.2	U	0.2	U	0.2	U	0.2	U	0.2	U	-	-	0.2	U
2-Methylnaphthalene		ug/l	0.1	U	0.06	J	0.06	J	0.1	U	0.32		-	-	0.1	U
Acenaphthene	20	ug/l	0.1	U	0.33		0.34		0.06	J	0.49		-	-	0.1	U
Acenaphthylene		ug/l	0.1	U	0.06	J	0.06	J	0.1	U	0.1	U	-	-	0.1	U
Anthracene	50	ug/l	0.1	U	0.03	J	0.03	J	0.03	J	0.1	J	-	-	0.1	U
Benzo(a)anthracene	0.002	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	-	-	0.1	U
Benzo(a)pyrene	0	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	-	-	0.1	U
Benzo(b)fluoranthene	0.002	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	-	-	0.1	U
Benzo(ghi)perylene		ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	-	-	0.1	U
Benzo(k)fluoranthene	0.002	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	-	-	0.1	U
Chrysene	0.002	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	-	-	0.1	U
Dibenzo(a,h)anthracene		ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	-	-	0.1	U
Fluoranthene	50	ug/l	0.1	U	0.05	J	0.04	J	0.04	J	0.12		-	-	0.1	U
Fluorene	50	ug/l	0.1	U	0.38		0.42		0.06	J	0.26		-	-	0.1	U
Hexachlorobenzene	0.04	ug/l	0.8	U	0.8	U	0.8	U	0.8	U	0.8	U	-	-	0.8	U
Hexachlorobutadiene	0.5	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	-	-	0.5	U
Hexachloroethane	5	ug/l	0.8	U	0.8	U	0.8	U	0.8	U	0.8	U	-	-	0.8	U
Indeno(1,2,3-cd)pyrene	0.002	ug/l	0.1	U	0.1	U	0.1	U	0.1	U	0.1	U	-	-	0.1	U
Naphthalene	10	ug/l	0.1	U	0.16		0.15		0.05	J	0.1	U	-	-	0.1	U
Pentachlorophenol	1	ug/l	0.8	U	0.8	U	0.8	U	0.8	U	0.8	U	-	-	0.8	U
Phenanthrene	50	ug/l	0.1	U	0.3		0.34		0.1		0.48		-	-	0.1	U
Pyrene	50	ug/l	0.1	U	0.06	J	0.05	J	0.1	U	0.12		-	-	0.1	U
Volatile Organics by GC/MS																
1,1,1,2-Tetrachloroethane	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,1,1-Trichloroethane	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,1,2,2-Tetrachloroethane	5	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
1,1,2-Trichloroethane	1	ug/l	1.5	U	1.5	U	1.5	U	1.5	U	1.5	U	1.5	U	1.5	U
1,1-Dichloroethane	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,1-Dichloroethene	5	ug/l	0.5	U	0.5	U	0.5	U	0.21	J	0.5	U	0.5	U	0.5	U
1,1-Dichloropropene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2,3-Trichlorobenzene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2,3-Trichloropropane	0.04	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2,4,5-Tetramethylbenzene	5	ug/l	2	U	32		29		2	U	2	U	2	U	2	U
1,2,4-Trichlorobenzene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2,4-Trimethylbenzene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	0.8	J	2.5	U	2.5	U
1,2-Dibromo-3-chloropropane	0.04	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2-Dibromoethane	0.0006	ug/l	2	U	2	U	2	U	2	U	2	U	2	U	2	U
1,2-Dichlorobenzene	3	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,2-Dichloroethane	0.6	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
1,2-Dichloroethene, Total		ug/l	2.8		6.7	J	7	J	9.8	J	2.5	U	2.5	U	2.5	U
1,2-Dichloropropane	1	ug/l	1	U	1	U	1	U	1	U	1	U	1	U	1	U
1,3,5-Trimethylbenzene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,3-Dichlorobenzene	3	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,3-Dichloropropane	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,3-Dichloropropene, Total		ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
1,4-Dichlorobenzene	3	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
1,4-Dioxane	0.35	ug/l	250	U	250	U	250	U	250	U	250	U	250	U	250	U
2,2-Dichloropropane	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
2-Butanone	50	ug/l	5	U	5	U	5	U	5	U	5	U	5	U	5	U
2-Hexanone	50	ug/l	5	U	5	U	5	U	5	U	5	U	5	U	5	U
4-Methyl-2-pentanone		ug/l	5	U	5	U	5	U	5	U	5	U	5	U	5	U
Acetone	50	ug/l	5	U	2.8	J	5.2		3	J	24		1.5	J	1.8	J
Acrylonitrile	5	ug/l	5	U	5	U	5	U	5	U	5	U	5	U	5	U
Benzene	1	ug/l	0.5	U	0.5	U	0.5	U	1.2		0.5	U	0.5	U	0.5	U
Bromobenzene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Bromochloromethane	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U

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SAMPLING DATE			3/19/2025		3/19/2025		3/19/2025		3/19/2025		3/19/2025		3/19/2025		3/19/2025	
LAB SAMPLE ID			L2516137-01		L2516137-02		L2516137-07		L2516137-03		L2516137-04		L2516137-06		L2516137-05	
SAMPLE TYPE			WATER		WATER		WATER		WATER		WATER		WATER		WATER	
	NY-AWQS	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Bromodichloromethane	50	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	2.2		0.5	U	0.5	U
Bromoform	50	ug/l	2	U	2	U	2	U	2	U	2	U	2	U	2	U
Bromomethane	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Carbon disulfide	60	ug/l	5	U	5	U	5	U	5	U	5	U	5	U	5	U
Carbon tetrachloride	5	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
Chlorobenzene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Chloroethane	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Chloroform	7	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	29		2.5	U	2.5	U
Chloromethane		ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
cis-1,2-Dichloroethene	5	ug/l	2.8		5.7		6		8.9		2.5	U	2.5	U	2.5	U
cis-1,3-Dichloropropene	0.4	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
Dibromochloromethane	50	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
Dibromomethane	5	ug/l	5	U	5	U	5	U	5	U	5	U	5	U	5	U
Dichlorodifluoromethane	5	ug/l	5	U	5	U	5	U	5	U	5	U	5	U	5	U
Ethyl ether		ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Ethylbenzene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Hexachlorobutadiene	0.5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Isopropylbenzene	5	ug/l	2.5	U	8.3		9		2.5	U	2.5	U	2.5	U	2.5	U
Methyl tert butyl ether	10	ug/l	2.7		0.44	J	0.42	J	0.4	J	2.5	U	2.5	U	2.5	U
Methylene chloride	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
n-Butylbenzene	5	ug/l	2.5	U	11		12		2.5	U	2.5	U	2.5	U	2.5	U
n-Propylbenzene	5	ug/l	2.5	U	40		43		2.5	U	2.5	U	2.5	U	2.5	U
Naphthalene	10	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	0.72	J	2.5	U	2.5	U
o-Chlorotoluene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
o-Xylene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
p-Chlorotoluene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
p-Diethylbenzene		ug/l	2	U	10		11		2	U	2	U	2	U	2	U
p-Ethyltoluene		ug/l	2	U	2	U	2	U	2	U	2	U	2	U	2	U
p-Isopropyltoluene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
p/m-Xylene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
sec-Butylbenzene	5	ug/l	2.5	U	12		13		0.8	J	2.5	U	2.5	U	2.5	U
Styrene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
tert-Butylbenzene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Tetrachloroethene	5	ug/l	76		25		26		40		0.4	J	0.5	U	0.5	U
Toluene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
trans-1,2-Dichloroethene	5	ug/l	2.5	U	1	J	1	J	0.94	J	2.5	U	2.5	U	2.5	U
trans-1,3-Dichloropropene	0.4	ug/l	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U	0.5	U
trans-1,4-Dichloro-2-butene	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Trichloroethene	5	ug/l	3.9		6.5		6.5		6.4		0.34	J	0.5	U	0.5	U
Trichlorofluoromethane	5	ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U
Vinyl acetate		ug/l	5	U	5	U	5	U	5	U	5	U	5	U	5	U
Vinyl chloride	2	ug/l	1	U	0.37	J	0.38	J	0.89	J	1	U	1	U	1	U
Xylenes, Total		ug/l	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U	2.5	U

ABBREVIATIONS AND NOTES:

Shaded Yellow = Results Exceed NYSDEC TOGS Standards and Guidance Values - GA
~ = indicates that no regulatory limit has been established for this analyte
NA = Not analyzed
Q is the Qualifier Column with definitions as follows:
J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated
U=analyte not detected at or above the level indicated