

**STRUCTURAL
ENGINEERING
TECHNOLOGIES, P.C.**

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MONTHLY REPORT FOR APRIL 2026

SITE NAME: Gerry Street Site (a.k.a. Former Pfizer Site D, Operable Unit 1)

SITE ADDRESS: 60-66 Gerry Street, Brooklyn, NY 11206

BCP NUMBER: C224396

REPORTING PERIOD: April 2026

REMEDIAL ACTIONS DURING THE REPORTING PERIOD

- Monitoring wells 25MW1S/D through 25MW5S/D were sampled on April 16, 2026 and April 24, 2026 using a Geopump peristaltic low-flow pump. The monitoring wells were purged prior to sampling, and purge water was containerized in drums on-site
- On April 7, 2026, the NYSDEC Project Manager requested additional information via email regarding the information provided in the March 2026 Monthly Report. The NYSDEC Project Manager requested clarification as to why the data collected from the newly installed wells could not be directly compared to the wells that were previously sampled and provided the following comments:
 - “Please note that it is the PE's responsibility to review the data and provide conclusions. Additionally, I request that a time series line chart be created to help illustrate the trends of the contaminants of concern over time. This should be updated after each sampling event and included in the groundwater sampling reports, as well as the FER.”

S.E.T., PC responded to the NYSDEC Project Manager via email on April 9, 2026 stating that “the new groundwater data cannot be directly compared to the previous data because the wells being sampled are different from those sampled previously.”

Based on the locations of the newly installed wells (25MW1S/1D through 25MW5S/5D) and the wells installed during the RI (23MW-1, 23MW-2, 23MW-3, and 23MW4S/4D), we have identified the following points of comparison:

- Data from 25MW2S/2D most closely compares to 23MW-1.
- Data from 25MW3S/3D most closely compares to 23MW4S/4D.
- Data from 25MW4S/4D most closely compares to 23MW-5.”

As requested, a time series line chart has been incorporated into this Monthly Report.

- Preparation of the Site Management Plan.

ANTICIPATED ACTIVITIES FOR THE NEXT REPORTING PERIOD

1. Performance of indoor air testing within the buildings.
2. Submission of the Site Management Plan.
3. Preparation of the Final Engineering Report.

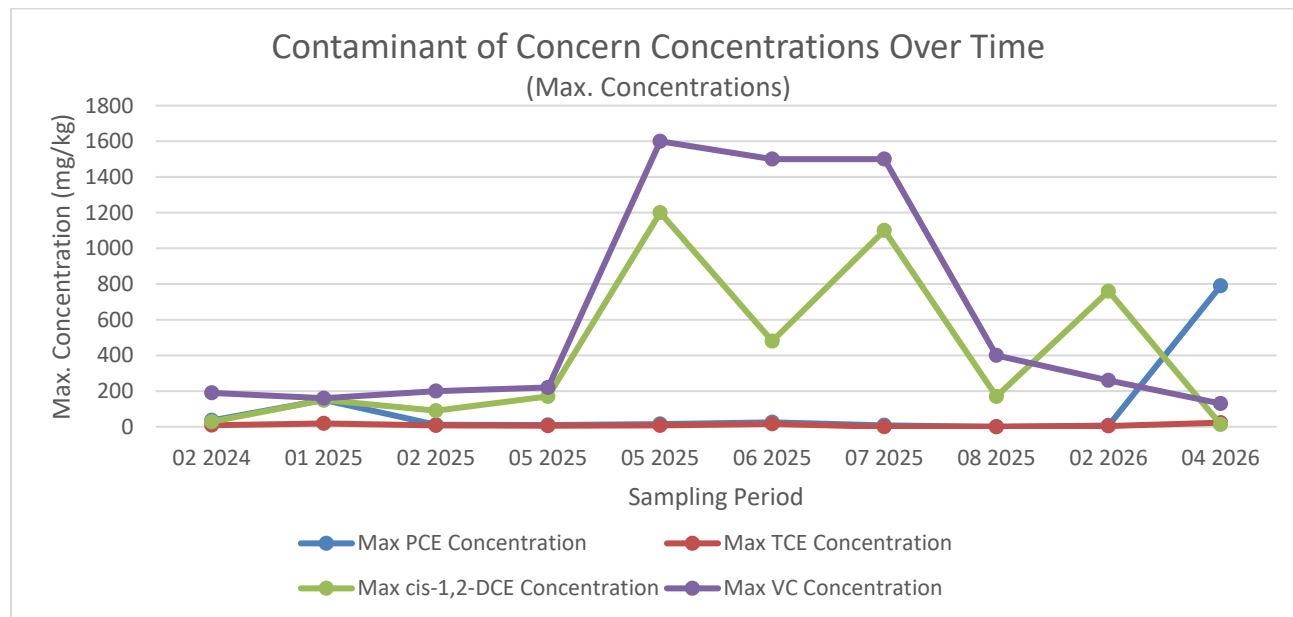
SAMPLING RESULTS, TESTS AND OTHER DATA

Groundwater samples were collected from 25MW1S/D through 25MW5S/D on April 16, 2026 and April 24, 2026. The groundwater samples were analyzed for VOCs via EPA Method 8260C, Total and dissolved Fe, Total and dissolved Mn, Sulfate, Sulfide, Nitrate, TOC, Alkalinity, Chloride, Methane, Ethane, Ethene, and CO₂. The analytical results are discussed below:

- **25MW1S/D:** The compound 1,2-dichloroethane (0.91 ug/L) was detected in 25MW-1D at a concentration exceeding its NYSDEC TOGS 1.1.1 Standard. The compound cis-1,2-Dichloroethene was detected in 25MW-1S (28 ug/L) and 25MW-1D (71 ug/L) at concentrations exceeding its NYSDEC TOGS 1.1.1 Standard of 5 ug/L. The compound vinyl chloride was detected in 25MW-1S (130 ug/L) and 25MW-1D (7.9 ug/L) at concentrations exceeding its NYSDEC TOGS 1.1.1 Standard of 2 ug/L. Dissolved iron was detected in 25MW-1S and 25MW-1D at concentrations exceeding their respective NYSDEC TOGS 1.1.1 Standards of 300 ug/L. Dissolved and undissolved manganese were detected in 25MW-1S and 25MW-1D at concentrations exceeding their respective NYSDEC TOGS 1.1.1 Standards of 300 ug/L and chloride was detected in 25MW-1S (260,000 ug/L) at a concentration greater than its NYSDEC TOGS 1.1.1 Standard of 250,000 ug/L.
- **25MW2S/D:** The compound cis-1,2-Dichloroethene was detected in 25MW-2S (18 ug/L) at a concentration exceeding its NYSDEC TOGS 1.1.1 Standard of 5 ug/L and was detected at a concentration of 0.25 ug/L in 25MW-2D. The compound vinyl chloride was detected in 25MW-2S (44 ug/L) at a concentration exceeding its NYSDEC TOGS 1.1.1 Standard of 2 ug/L and was detected at a concentration of 0.26 ug/L in 25MW-2D. Undissolved iron was detected in 25MW-2S and 25MW-2D at concentrations exceeding its NYSDEC TOGS 1.1.1 Standard of 300 ug/L. Undissolved and dissolved manganese was detected in 25MW-2S at concentrations exceeding its NYSDEC TOGS 1.1.1 Standard of 300 ug/L. Chloride was detected in 25MW-2S (594,000 ug/L) at a concentration greater than its NYSDEC TOGS 1.1.1 Standard of 250,000 ug/L.
- **25MW3S/D:** No VOCs were detected at concentrations exceeding their NYSDEC TOGS 1.1.1 Standards in the samples collected from 25MW-3S or 25MW-3D. Undissolved iron was detected in 25MW-3S and 25MW-3D at concentrations exceeding its NYSDEC TOGS 1.1.1 Standard of 300 ug/L. Undissolved and dissolved manganese were detected in 25MW-3S and 25MW-3D at concentrations exceeding its NYSDEC TOGS 1.1.1 Standard of 300 ug/L.
- **25MW4S/D:** The compound cis-1,2-Dichloroethene was detected in 25MW-4D (780 ug/L) at a concentration exceeding its NYSDEC TOGS 1.1.1 Standard of 5 ug/L and was detected at a concentration of 2.1 ug/L in 25MW-4S. The compound tetrachloroethene was detected in 25MW-4D (23 ug/L) at a concentration exceeding its NYSDEC TOGS 1.1.1 Standard of 5 ug/L and was detected at a concentration of 0.26 ug/L in 25MW-4S. The compound trichloroethene was detected in 25MW-4D (13 ug/L) at a concentration exceeding its NYSDEC TOGS 1.1.1 Standard of 5 ug/L and was detected at a concentration of 0.49 ug/L in 25MW-4S. The compound vinyl chloride was detected in 25MW-4D (77 ug/L) at a concentration exceeding its NYSDEC TOGS 1.1.1 Standard of 2 ug/L and was detected at a concentration of 0.4 ug/L in 25MW-4S. Undissolved iron was detected in 25MW-4S and 25MW-4D at concentrations exceeding its NYSDEC TOGS 1.1.1 Standard of 300 ug/L. Undissolved and dissolved manganese were detected in 25MW-4S and 25MW-4D at concentrations exceeding their respective NYSDEC TOGS 1.1.1 Standards of 300 ug/L. Chloride was detected in 25MW-4S at a concentration exceeding its NYSDEC TOGS 1.1.1 Standard of 250,000 ug/L. Sulfate was detected in 25MW-4D at a concentration exceeding its NYSDEC TOGS 1.1.1 Standard of 250,000 ug/L.
- **25MW5S/D:** The compound cis-1,2-Dichloroethene was detected in 25MW-5S (90 ug/L) and 25MW-5D (120 ug/L) at concentrations exceeding its NYSDEC TOGS 1.1.1 Standard of 5 ug/L. The compound vinyl chloride was detected in 25MW-5S (79 ug/L) and 25MW-5D (4.2 ug/L) at concentrations exceeding its NYSDEC TOGS 1.1.1 Standard of 2 ug/L. Undissolved iron was detected in 25MW-5S and 25MW-5D at concentrations exceeding its NYSDEC TOGS 1.1.1 Standard of 300 ug/L. Undissolved and dissolved manganese were detected in 25MW-5S and 25MW-5D at concentrations exceeding their respective NYSDEC TOGS 1.1.1 Standards of 300 ug/L. Chloride was detected in 25MW-5S at a concentration

exceeding its NYSDEC TOGS 1.1.1 Standard of 368,000 ug/L. Sulfate was detected in 25MW-5D at a concentration exceeding its NYSDEC TOGS 1.1.1 Standard of 262,000 ug/L.

A time series line chart of the contaminants of concern is provided below:

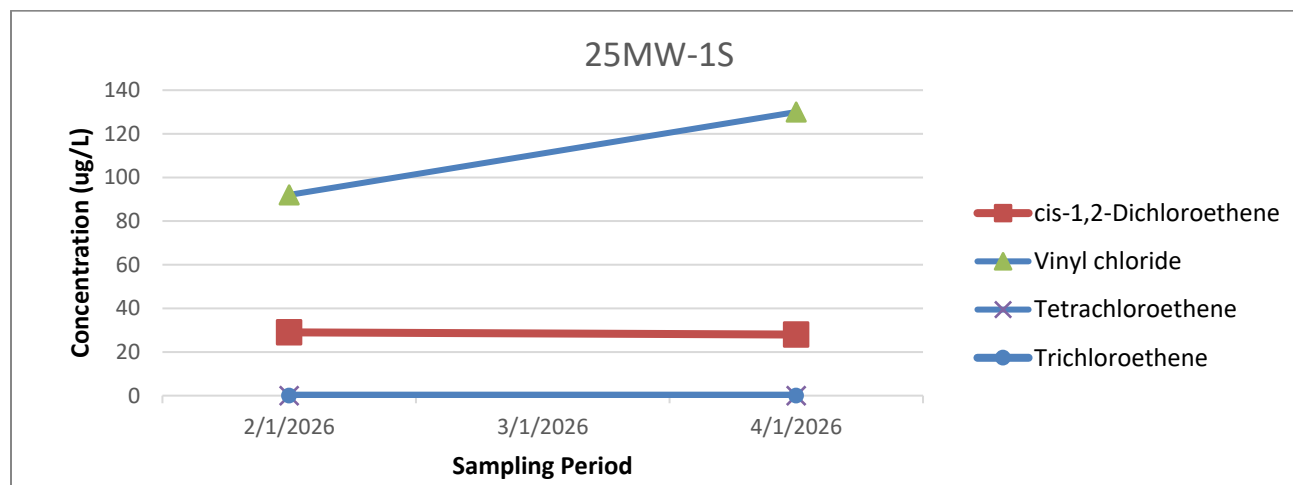


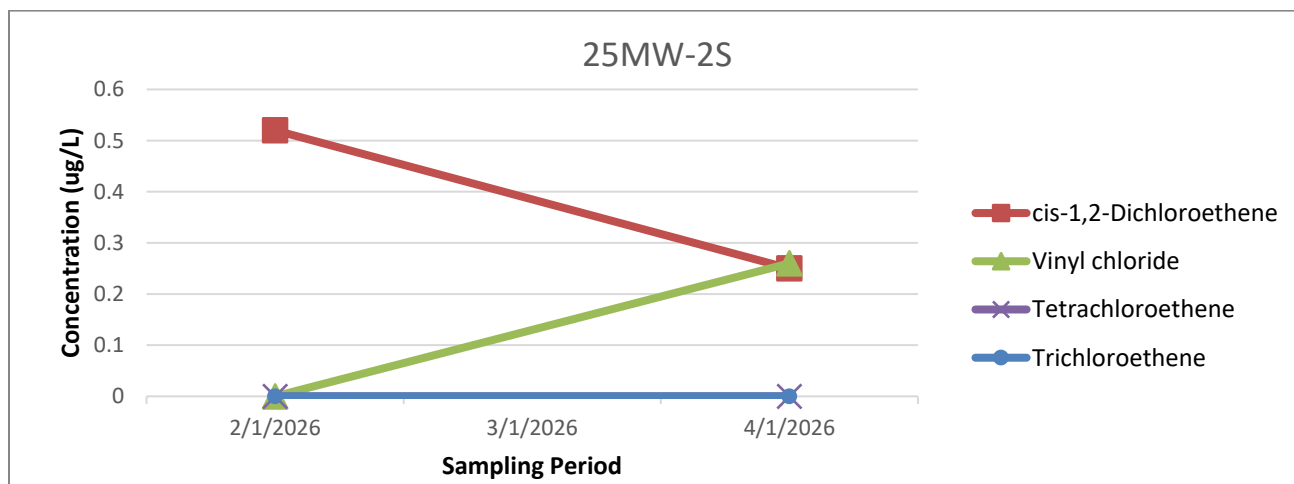
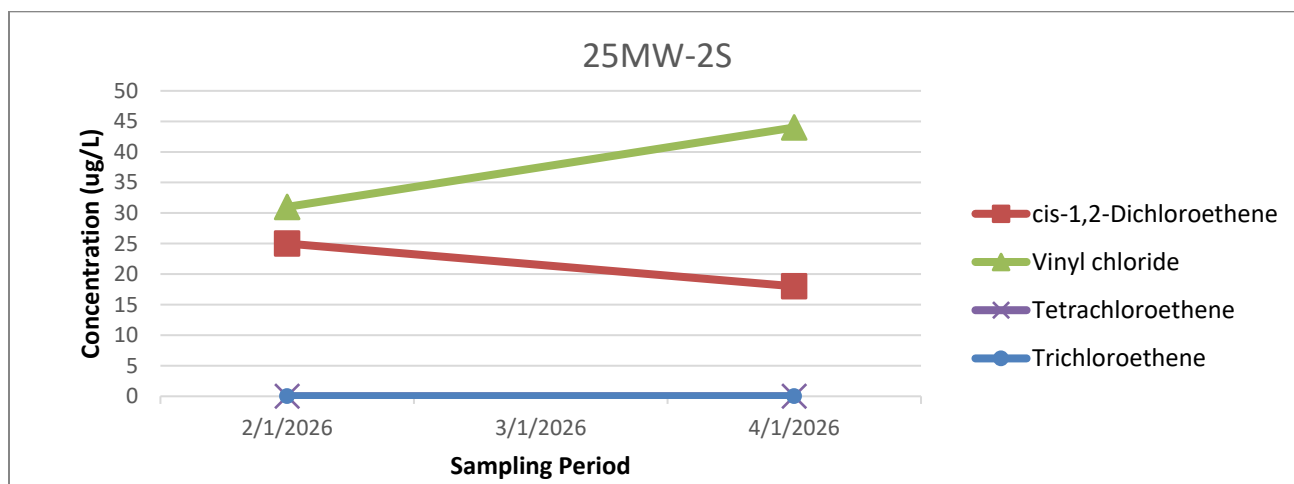
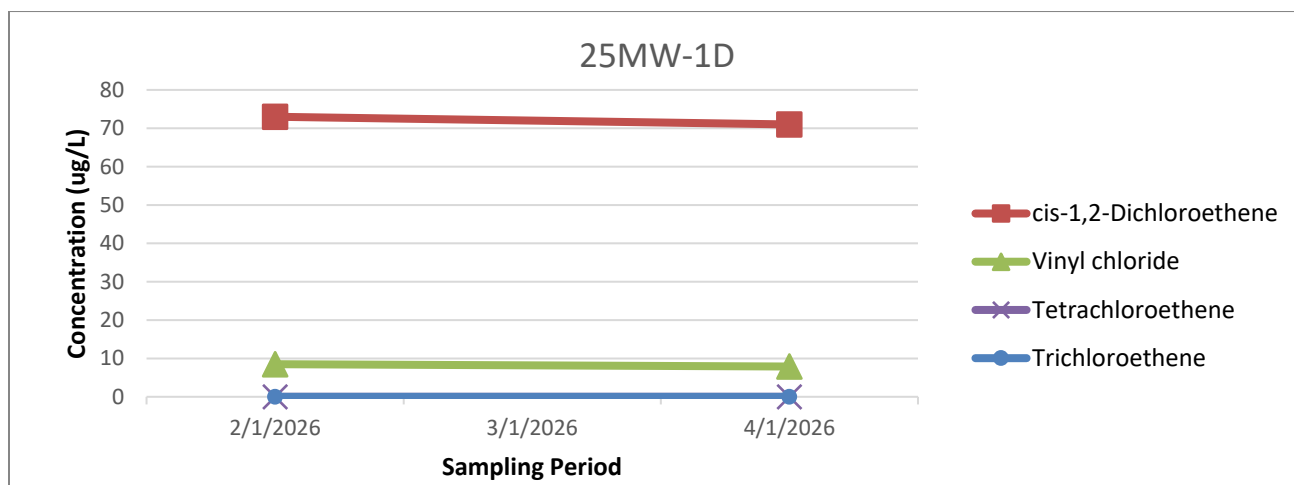
PCE...Tetrachloroethene

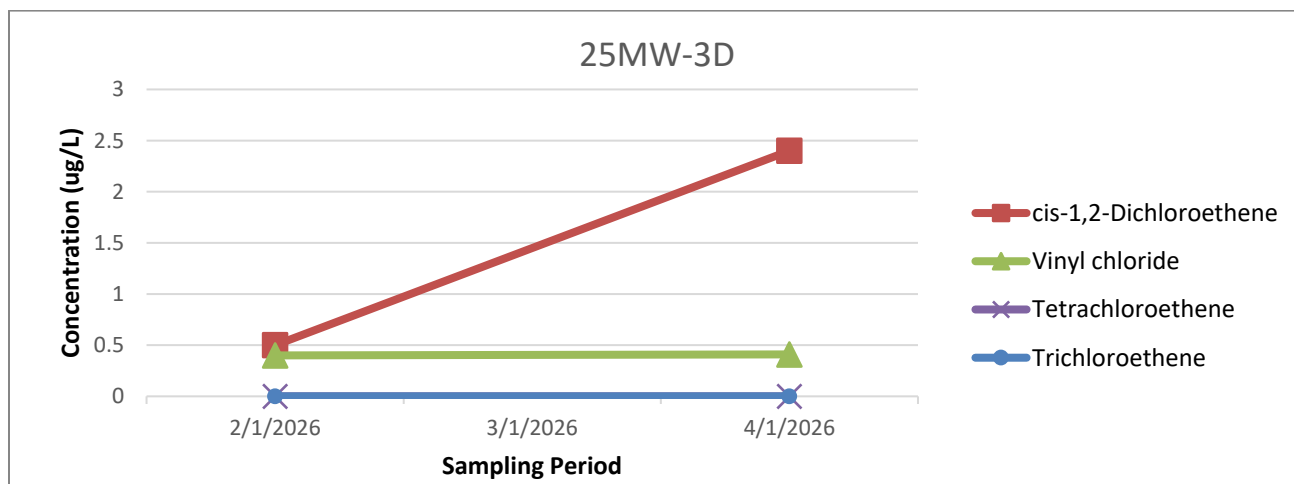
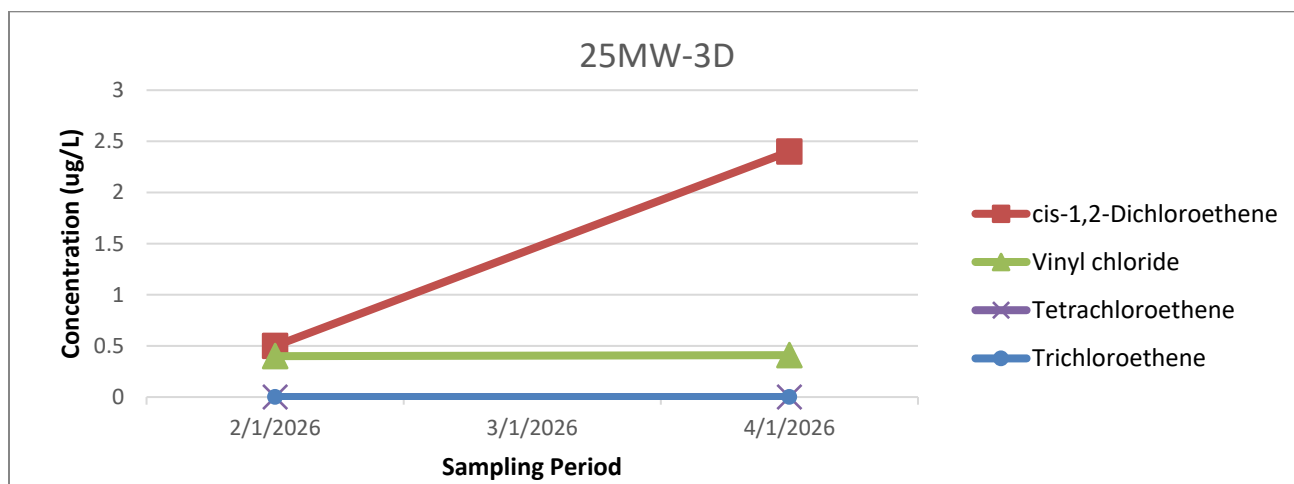
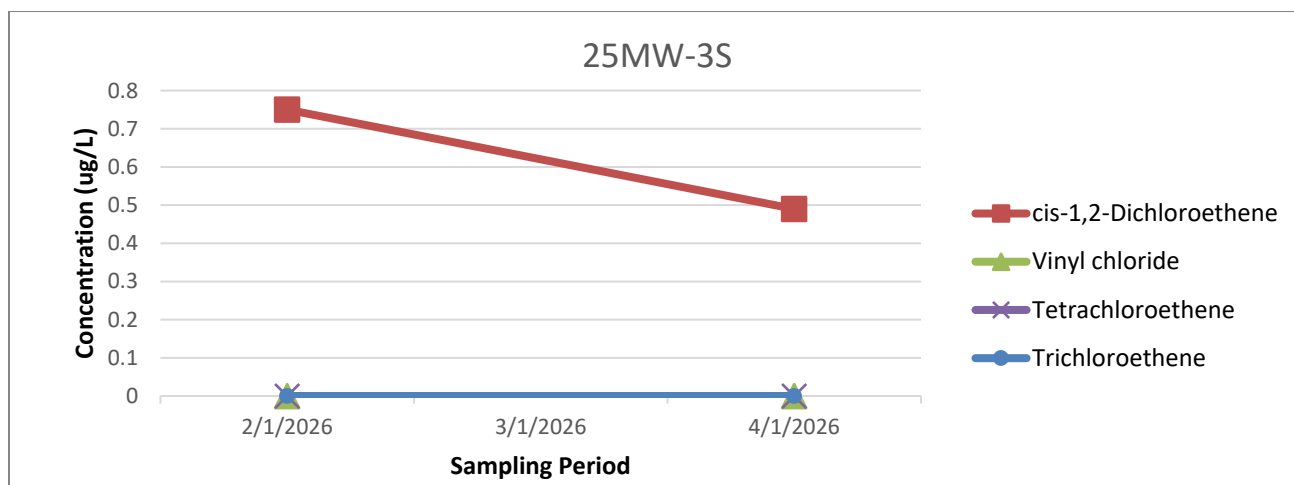
TCE...Trichloroethene

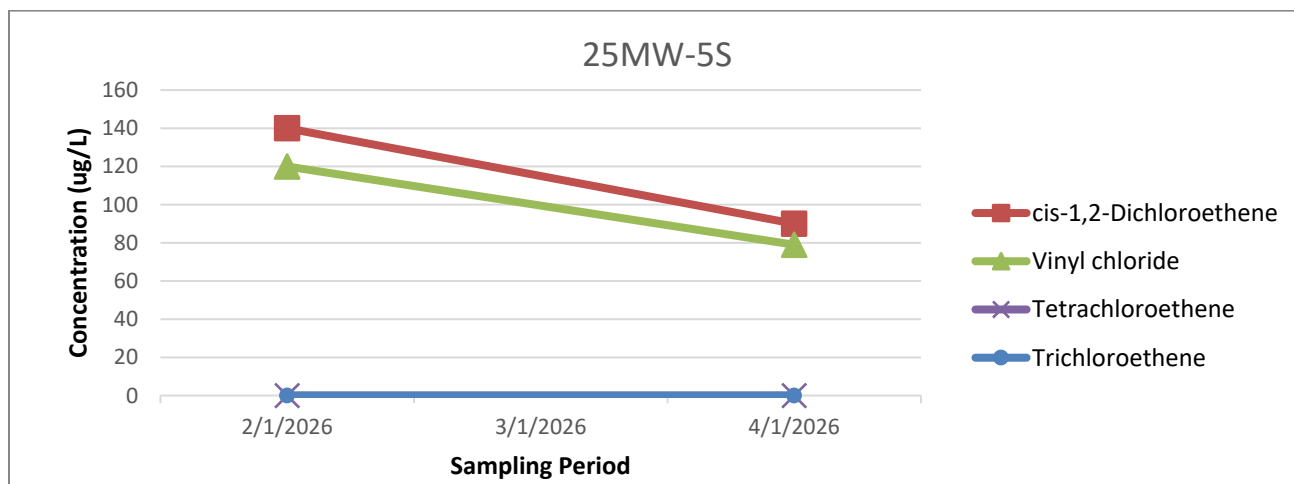
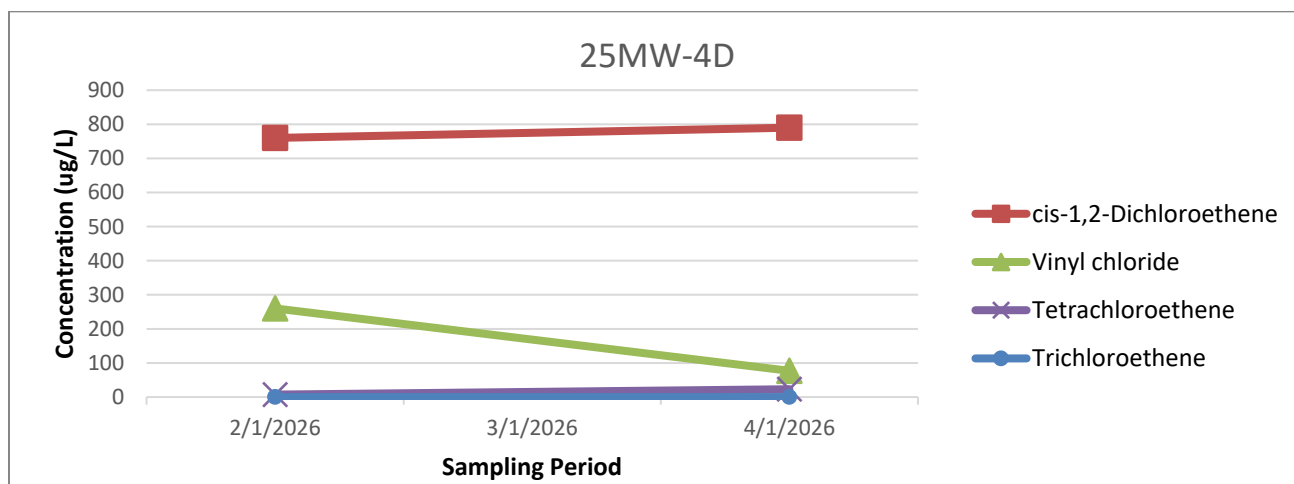
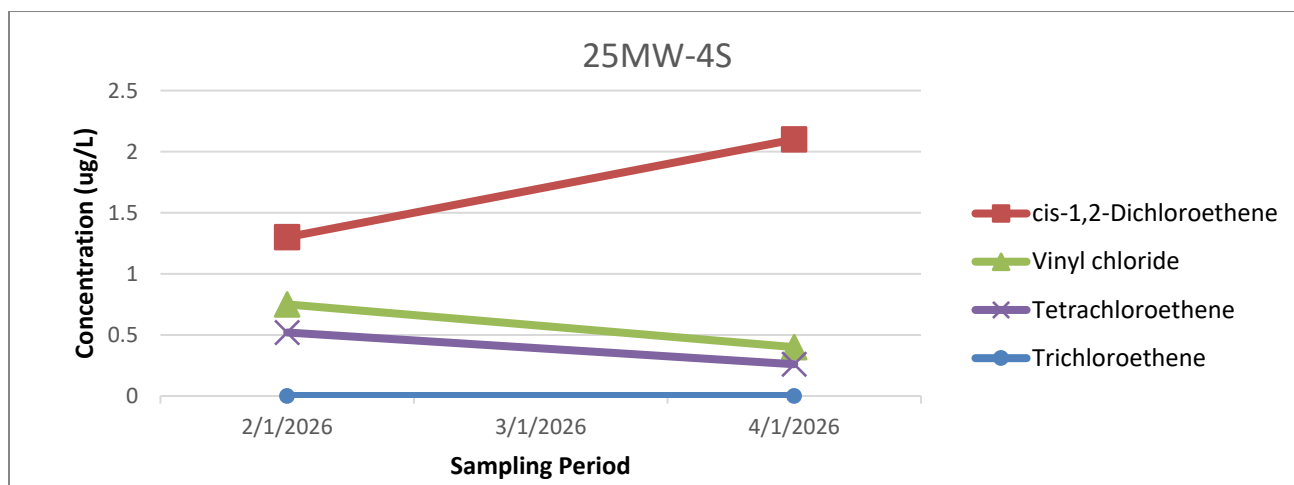
Cis-1,2-DCE...Cis-1,2-Dichloroethene

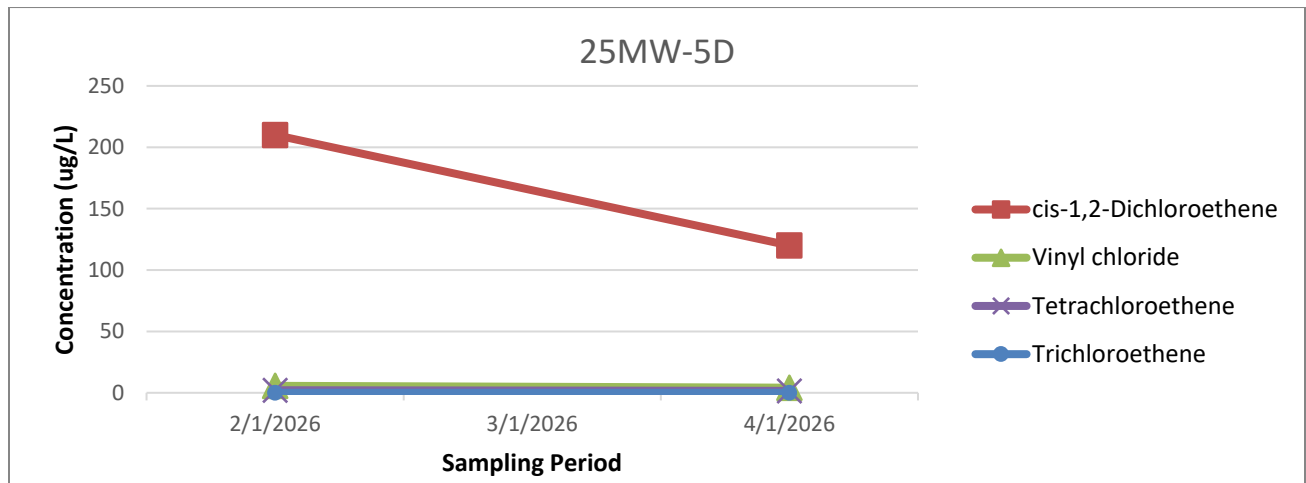
VC...Vinyl chloride











ESTIMATED PERCENTAGE OF SITE REMEDIATION COMPLETION

99%

DELAYS ENCOUNTERED

N/A

EFFORTS MADE TO MITIGATE DELAYS

N/A

CITIZEN PARTICIPATION ACTIVITIES FOR THE REPORTING PERIOD

None.

ANTICIPATED CITIZEN PARTICIPATION ACTIVITIES FOR NEXT REPORTING PERIOD

None.

SCHEDULE

Provided as Gantt Chart.

Remedial Action Schedule - 2025
60-66 Gerry Street, Brooklyn, New York NYSDEC BCP Site Number C224396

Task	3/26/2025	4/2/2025	4/9/2025	4/16/2025	4/23/2025	4/30/2025	5/7/2025	5/14/2025	5/21/2025	5/28/2025	6/4/2025	6/11/2025	6/18/2025	6/25/2025	7/2/2025	7/9/2025	7/16/2025	7/23/2025	7/30/2025	8/6/2025	8/13/2025	8/20/2025	8/27/2025	9/3/2025	9/10/2025	9/17/2025	9/24/2025	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025	11/5/2025	11/12/2025	11/19/2025	11/26/2025	12/3/2025	12/10/2025	12/17/2025	12/24/2025	12/31/2025	
Mobilize Equipment to the Site and Construct Truck Pad and other Designated Areas																																										
Mobilize shoring contractor and equipment to the Site																																										
Mobilize excavation contractor and equipment to the Site																																										
Decommissioning of Monitoring Wells and Soil Vapor Probes																																										
Perform ISBR + C Injection upon approval of the NYSDEC																																										
Perform excavation and disposal of soil/historic fill material to at least 15-ft to 18-ft below grade and complete building foundation excavation																																										
Perform documentation and confirmation endpoint verification for the entire site																																										
Perform Dewatering Activities																																										
Perform Soil Mixing of ISBR + C Injection																																										
Install Vapor Barrier and Concrete Cover																																										
Sample Monitoring Wells to determine the effectiveness of the ISBR + C Injection																																										
Execute Environmental Easement (if necessary)																																										

Remedial Action Schedule - 2026
60-66 Gerry Street, Brooklyn, New York NYSDEC BCP Site Number C224396

Task	1/7/2026	1/14/2026	1/21/2026	1/28/2026	2/4/2026	2/11/2026	2/18/2026	2/25/2026	3/4/2026	3/11/2026	3/18/2026	3/25/2026	4/1/2026	4/8/2026	4/15/2026	4/22/2026	4/29/2026	5/6/2026	5/13/2026	5/20/2026	5/27/2026	6/3/2026	6/10/2026	6/17/2026	6/24/2026	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026	8/5/2026	8/12/2026	8/19/2026	8/26/2026	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026	10/7/2026	10/14/2026	
Installation of Monitoring Wells on the sidewalk along Gerry Street																																										
Sample Monitoring Wells to determine the effectiveness of the ISBR + C Injection																																										
Indoor Air Sampling																																										
Submit Site Management Plan (SMP) if Track 1 Cleanup is not achieved																																										
Submit Final Engineering Report (FER)																																										
Certificate of Completion																																										

Red shaded cells indicate the Remedial Action Task has been completed