Monthly Progress Report No. 06

215 Moore Street and 232 Seigel Street Brooklyn, NY 11206 Brownfield Cleanup Program Site No. C224409 Reporting Period: April 2025

1. Introduction

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) is submitting this monthly progress report on behalf of NYM 215 Moore, LLC (the Volunteer) in accordance with the September 12, 2024 Brownfield Cleanup Agreement (BCA), amended on October 31, 2024 and April 3, 2025. This monthly progress report summarizes work performed at 215 Moore Street and 232 Seigel Street (the site) for the month of April 2025.

The about 113,400-square-foot site is located at 215 Moore Street and 232 Seigel Street in the East Williamsburg neighborhood of Brooklyn, New York and is identified as Block 3100, part of Lot 22 and Lot 45 on the New York City Kings County Tax Map. The site is bound by Seigel Street followed by residential and institutional properties (e.g., a church) to the north; White Street followed by a parking lot to the east; Moore Street followed by warehouses and factories (New York Pretzel and Wonton Foods) to the south; and warehouses and a glass fabrication facility to the west. The area surrounding the site consists of residential, commercial, and industrial properties.

The site is currently vacant and consists of an open-air storage lot, a sub-grade previously constructed concrete building foundation, and a vacant warehouse building. Demolition of the historical buildings on the site began in December 2024 and was completed in February 2025, with the exception of the building on Lot 45. The site is surrounded by locked construction fencing to prevent access by the public. A site location map is attached as Figure 1.

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

NYSDEC executed a BCA amendment to extend the site boundary to incorporate Tax Block 3100, Lot 45 into the BCP site on April 3, 2025.

Langan conducted additional waste characterization sampling to facilitate future off-site disposal of soil generated during site-wide remediation between April 3, 2025 and April 7, 2025.

Langan submitted a request to install two new groundwater monitoring wells and collect pretreatment (baseline) groundwater samples to the NYSDEC on April 3, 2025. NYSDEC provided approval for the work on April 4, 2025. Langan's subcontractor, Lakewood Environmental, installed two new permanent monitoring wells, PT-MW01 and PT-MW02, on April 7, 2025. On April 16, 2025, Langan collected baseline performance groundwater samples from the pretreatment monitoring wells. The samples were submitted to Pace Analytical Laboratory (New York State Department of Health [NYSDOH] Environmental laboratory Approval Program [ELAP] ID No. 111448) located in Westborough, Massachusetts for analysis of VOCs and SVOCs. The sample collected from PT-MW02 was also analyzed for total and dissolved antimony. Purged groundwater was containerized in a 55-gallon drum for future off-site disposal.

Langan submitted a Change of Use (CoU) and Soil/Fill Management Plan (SFMP) for installation of index tiedown anchors to the NYSDEC on March 18, 2025. NYSDEC provided a letter approving the CoU and the SFMP on April 7, 2025. Langan placed a copy of the approved SFMP in the document repositories on April 11, 2025.

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

Langan anticipates index tiedown installation and load testing to be implemented in accordance with the SFMP.

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

None

5. Results of Sampling, Testing and Other Relevant Data

Results of the baseline performance groundwater sampling event will be incorporated into the final RAWP after being validated and tabulated. Results of the additional waste characterization sampling event will be incorporated into a Supplemental Waste Characterization report.

6. Deliverables Submitted During This Reporting Period

Langan submitted a request to install two new groundwater monitoring wells and collect pretreatment (baseline) groundwater samples to the NYSDEC on April 3, 2025. The draft RAWP was submitted to NYSDEC and NYSDOH on April 9, 2025.

7. Information Regarding Percentage of Completion

The BCP project is about 40% 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

NYSDEC issued a fact sheet describing the Remedial Investigation Report (RIR) and draft RAWP on April 24, 2025. Langan placed a copy of the final NYSDEC-approved SFMP and draft RAWP in the document repositories.

The 45-day public comment period for the RAWP began on April 24, 2025.

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

The 45-day public comment period for the draft RAWP will continue through June 8, 2025.

11. Miscellaneous Information

None

