

Monthly Progress Report No. 09
215 Moore Street and 232 Seigel Street
Brooklyn, NY 11206
Brownfield Cleanup Program Site No. C224409
Reporting Period: July 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 July 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 Lot 22 began in December 2024 and was completed in February 2025, and demolition of the historical building on Lot 45 began and was completed in June 2025. 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

Langan submitted the final Remedial Action Work Plan (RAWP) to the New York State Department of Environmental Conservation (NYSDEC) on 1 July 2025. The NYSDEC approved the RAWP and issued a Decision Document on 2 July 2025.

Brookside removed one 55-gallon drum of non-hazardous purged groundwater and two 55-gallon drums of non-hazardous soil cuttings, and delivered two 275-gallon totes of PetroFix injection reagent on 7 July 2025. The drums containing non-hazardous investigation derived waste were disposed of off-site at Clean Water of New York in Staten Island, New York. Regenesys delivered five 275-gallon totes of PetroFix injection reagent, electron acceptor blend, and calcium chloride for the forthcoming in-situ groundwater injections on 10 July 2025.

Langan submitted a Remedial Action (RA) Start Fact sheet to the NYSDEC on 8 July 2025.

NYSDEC executed BCA Amendment No. 3, which modified the definition of the Brownfield Cleanup Program (BCP) site boundary to be Tax Block 3100, part of Lot 22 (after Block 3100, former Lot 15 was apportioned into former Lot 22) and Lot 45, on 9 July 2025. BCA Amendment No. 3 did not modify the extents of the BCP site.

Langan collected baseline performance groundwater samples for QuantArray-Petro functional gene analysis from PT-MW01 and PT-MW02 on 10 July 2025.

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

Langan anticipates that the dewatering engineer will submit a dewatering monitoring plan to NYSDEC in support of a Long Island Well Permit equivalency application during the next reporting period.

Langan anticipates submitting a Remedial Investigation Report (RIR) for former Lots 69 and 71 and an Application to Amend the BCA and Amendment to extend the site boundary to incorporate Tax Block 3100, former Lots 69 and 71 into the BCP site during the next reporting period.

Langan anticipates the in-situ groundwater injections starting during the next reporting period.

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

The start of remediation was delayed by approximately one month.

5. Results of Sampling, Testing and Other Relevant Data

Results of the 10 July 2025 groundwater sampling event for QuantArray-Petro functional gene analysis from PT-MW01 and PT-MW02 will be used as a baseline for future performance groundwater monitoring events. The results will be provided in the Final Engineering Report.

6. Deliverables Submitted During This Reporting Period

Langan submitted a revised RAWP for 215 Moore Street and 232 Seigel Street on 1 July 2025.

7. Information Regarding Percentage of Completion

The BCP project is about 50% 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

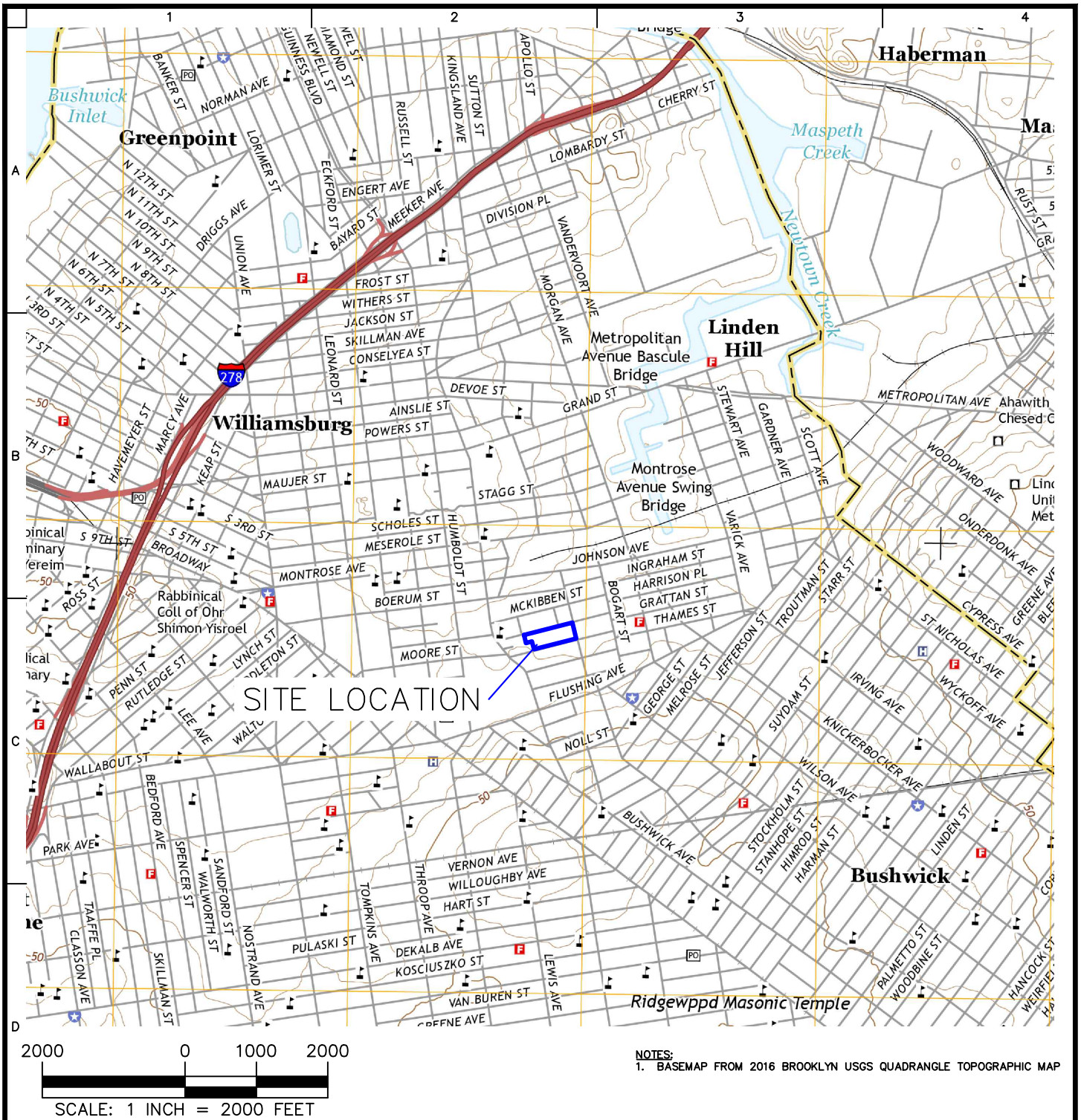
The final RIRs for 1) 215 Moore Street and 232 Seigel Street; and 2) 252 Seigel Street; along with the final RAWP for 215 Moore Street and 232 Seigel Street were provided to the document repositories on 1 July 2025.

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

None

11. Miscellaneous Information

None



NOTES:
1. BASEMAP FROM 2016 BROOKLYN USGS QUADRANGLE TOPOGRAPHIC MAP

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

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Project

**215 MOORE STREET AND
232 SEIGEL STREET**

BLOCK No. 3100, P/O LOT No. 22
AND LOT No. 45
BROOKLYN

KINGS COUNTY

NEW YORK

Figure Title

**SITE LOCATION
MAP**

Project No.
170805302

Date
4/10/2025

Drawn By
RL

Checked By
ERA

Figure

1

Sheet 1 of 1

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