

Monthly Progress Report No. 11
215 Moore Street and 232 Seigel Street
Brooklyn, NY 11206
Brownfield Cleanup Program Site No. C224409
Reporting Period: September 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 12 September 2024 Brownfield Cleanup Agreement (BCA), amended on 31 October 2024, 3 April 2025, 9 July 2025, and 25 August 2025. This monthly progress report summarizes work performed at 215 Moore Street and 232 Seigel Street (the site) for the month of September 2025.

The about 125,345-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 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 a hostel 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 and a sub-grade previously constructed concrete building foundation. Demolition of the historical buildings on Lot 22 began in December 2024 and was completed in September 2025. The site is surrounded by locked construction fencing to prevent access by the public. A site location map is attached as Figure 1. Remediation began on 29 September 2025 and is being documented in accordance with the NYSDEC-approved 1 July 2025 Remedial Action Work Plan (RAWP).

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

A Brownfield Cleanup Agreement (BCA) Amendment to extend the BCP site boundary to include Block 3100, former Lots 69 and 71 ("additional BCP site area") was submitted to the NYSDEC on 7 August 2025, and approved by the NYSDEC on 25 August 2025. Langan submitted a RAWP Addendum detailing the proposed remediation for the additional BCP site area on 17 September 2025.

Langan submitted a request to temporarily reuse soil from the northwestern part of the site to the NYSDEC on 5 September 2025. On 15 September 2025, NYSDEC requested that additional soil samples be collected for per-fluorinated alkyl substances (PFAS) and 1,4-dioxane prior to approving the temporary on-site reuse of soil from this area. Langan collected the requested additional waste characterization samples on 22 September 2025.

Two off-site monitoring wells will be installed to monitor groundwater elevations and contaminant concentrations between the site and an off-site source before and during site-wide dewatering, as required by the Long Island Well Permit Equivalent (C224409). Due to the locations of the wells within 200 feet of critical infrastructure, approval is required by the New York City Department of Environmental Protection (NYCDEP) and New York City Transit Authority (NYCTA). Langan submitted a request for a letter of non-jurisdiction to the NYCDEP to drill the off-site monitoring wells on 26 August 2025. The NYCDEP provided a variance notification letter requiring additional calculations, an application fee, and evidence of insurance on 5 September

2025, and Langan submitted a waiver request to the NYCDEP on 16 September 2025. Langan submitted an application/request for a letter of no impact to NYCTA on 23 September 2025.

Kingdom Associates, Inc (Kingdom) began implementation of the NYSDEC-approved RAWP by:

- Conducting real-time air monitoring for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10) at the upwind and downwind perimeters of the work area during remedial work;
- Demolishing former concrete building slabs and stockpiling the concrete for future off-site disposal as construction and demolition (C&D) debris to Allocco Recycling, Ltd. in Brooklyn, NY; and
- Excavating soil/fill to pre-clear drilling obstructions and expose suspect underground storage tanks (UST) in two groundwater treatment areas.

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

Langan anticipates receiving approval from the NYCDEP and NYCTA to install two off-site monitoring wells as part of the dewatering system monitoring plan during the next reporting period.

Langan anticipates beginning UST decommissioning and in-situ groundwater remedial injections during the next reporting period.

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

The start of remediation was delayed by approximately two months.

5. Results of Sampling, Testing and Other Relevant Data

Langan collected additional waste characterization samples for temporary on-site reuse purposes in the northwestern part of the site on 22 September 2025. Sample results will be included in a revised request to reuse on-site soil and in the Final Engineering Report (FER).

6. Deliverables Submitted During This Reporting Period

Langan submitted a RAWP Addendum to the NYSDEC on 17 September 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

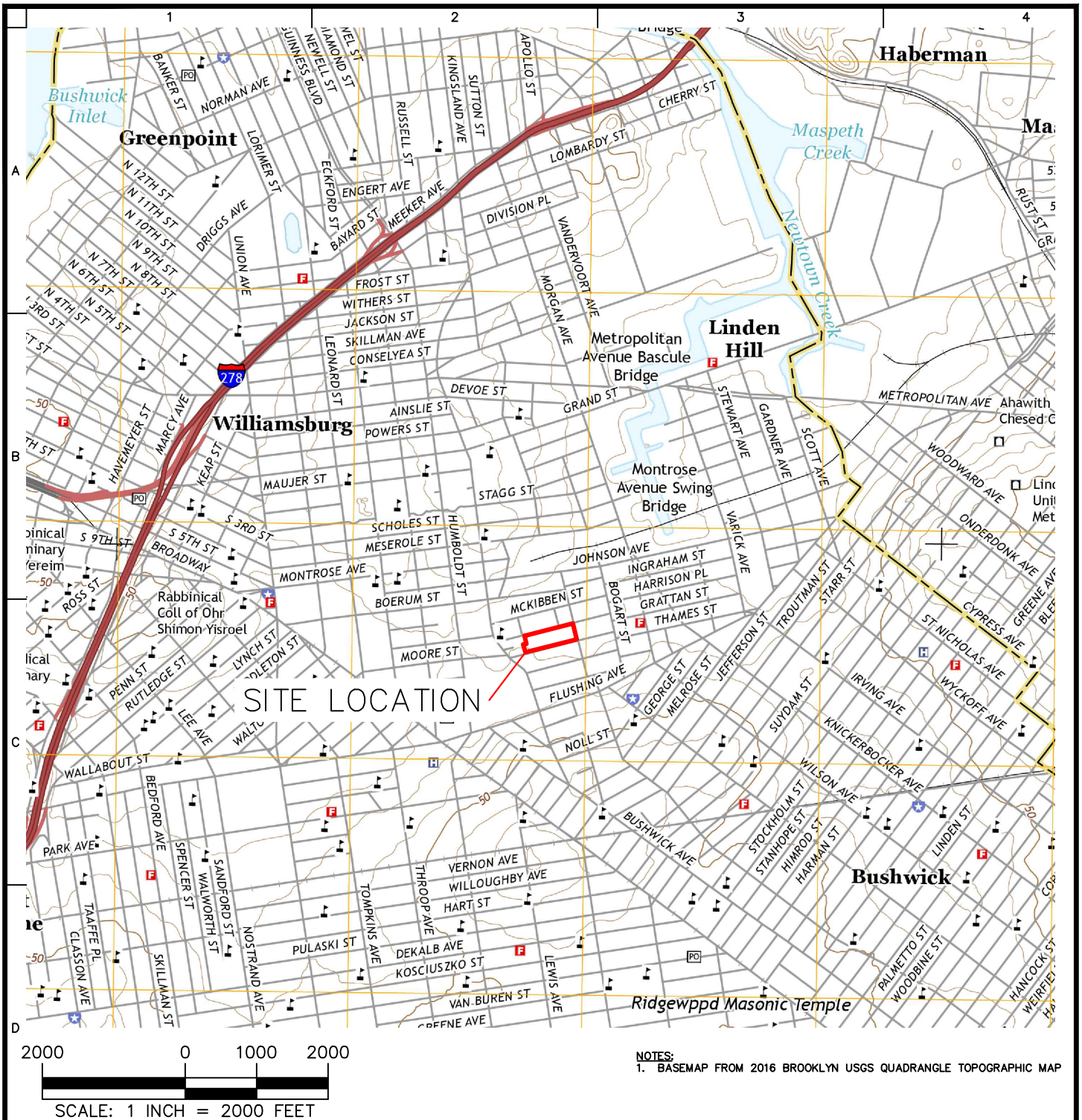
None

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

The Remedial Investigation Report (RIR) for Lots 69 and 71 and RAWP Addendum will be provided to the document repositories after NYSDEC approval.

11. Miscellaneous Information

None



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

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Project
**215 MOORE STREET AND
232 SEIGEL STREET**
BLOCK No. 3100, P/O LOT No. 22
BROOKLYN
KINGS COUNTY NEW YORK

Figure Title
**SITE LOCATION
MAP**

Project No.
170805302
Date
8/21/2025
Drawn By
LC
Checked By
ERA

Figure
1
Sheet 1 of 1