

Monthly Progress Report No. 13
215 Moore Street and 232 Seigel Street
Brooklyn, NY 11206
Brownfield Cleanup Program Site No. C224409
Reporting Period: November 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 November 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 undergoing construction concurrent with remediation. Demolition of the historical buildings 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), and the NYSDEC-approved 27 October RAWP addendum.

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 was 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. NYSDEC provided comments to the RAWP addendum and Remedial Investigation Report (RIR) for the additional BCP site area on 24 October 2025. Langan resubmitted a revised RIR and RAWP Addendum for the additional BCP site area to the NYSDEC and NYSDOH on 27 October 2025. NYSDEC approved the RIR for the additional BCP site area on 6 November 2025 and the RAWP Addendum on 10 November 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 (LIWP) Equivalent (C224409). The NYSDEC issued a LIWP Equivalent on 2 October 2025. Due to the locations of the wells within 200 feet of critical infrastructure, approval is required from 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. Coordination with the NYCDEP is ongoing. Langan submitted an application/request for a letter of no impact to NYCTA on 23 September 2025, and received a letter of no impact from NYCTA on 28 October 2025.

Kingdom Associates, Inc (Kingdom), Lakewood Environmental Services Corp. (Lakewood), and Langan continued to implement 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 concrete to Britton Industries in Morrisville, PA;
- Exporting concrete and demolition (C&D) debris to PPark in Prospect Park, NJ, and Allocco Recycling in Brooklyn, NY;
- Continuing remedial excavation and exporting non-hazardous soil/fill for off-site disposal at Bayshore Soil Management in Keasbey, NJ and the Republic Services Conestoga Landfill in Morgantown, PA;
- Decommissioning a 550-gallon UST encountered in the southeastern part of the site (UST No. 5), and two 550-gallon underground storage tanks (USTs No. 6 and 7) and a 275-gallon UST (UST No. 8) encountered in the southwestern part of the site by a Fire Department of New York (FDNY)-certified tank removal contractor, including:
 - A vacuum truck was used to remove 510 gallons of mixed No.6 fuel oil, gasoline, and water for off-site disposal to the Advanced Waste and Water Technology facility in Farmingdale, NY;
 - Cleaning of the UST carcasses and disposal of the resultant scrap metal to the Allocco Recycling LTD facility in Brooklyn, NY;
 - Disposal of two 55-gallon drums of residual tank bottom sludge, spent absorbent pads, polyethylene sheeting, and personal protective equipment at JG Environmental in Lancaster, PA;
- Implementing in-situ groundwater remediation via direct-push remedial injections of PetroFix and calcium chloride in the southwestern and southeastern parts of the site; and
- Installing soldier piles and lagging for the support of excavation (SOE) system.

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

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

Kingdom, Lakewood, and Langan will continue to implement the RAWP, including performing in-situ groundwater remedial injections and remedial excavation during the next reporting period.

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

None

5. Results of Sampling, Testing and Other Relevant Data

None

6. Deliverables Submitted During This Reporting Period

None

7. Information Regarding Percentage of Completion

The BCP project is about 70% 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

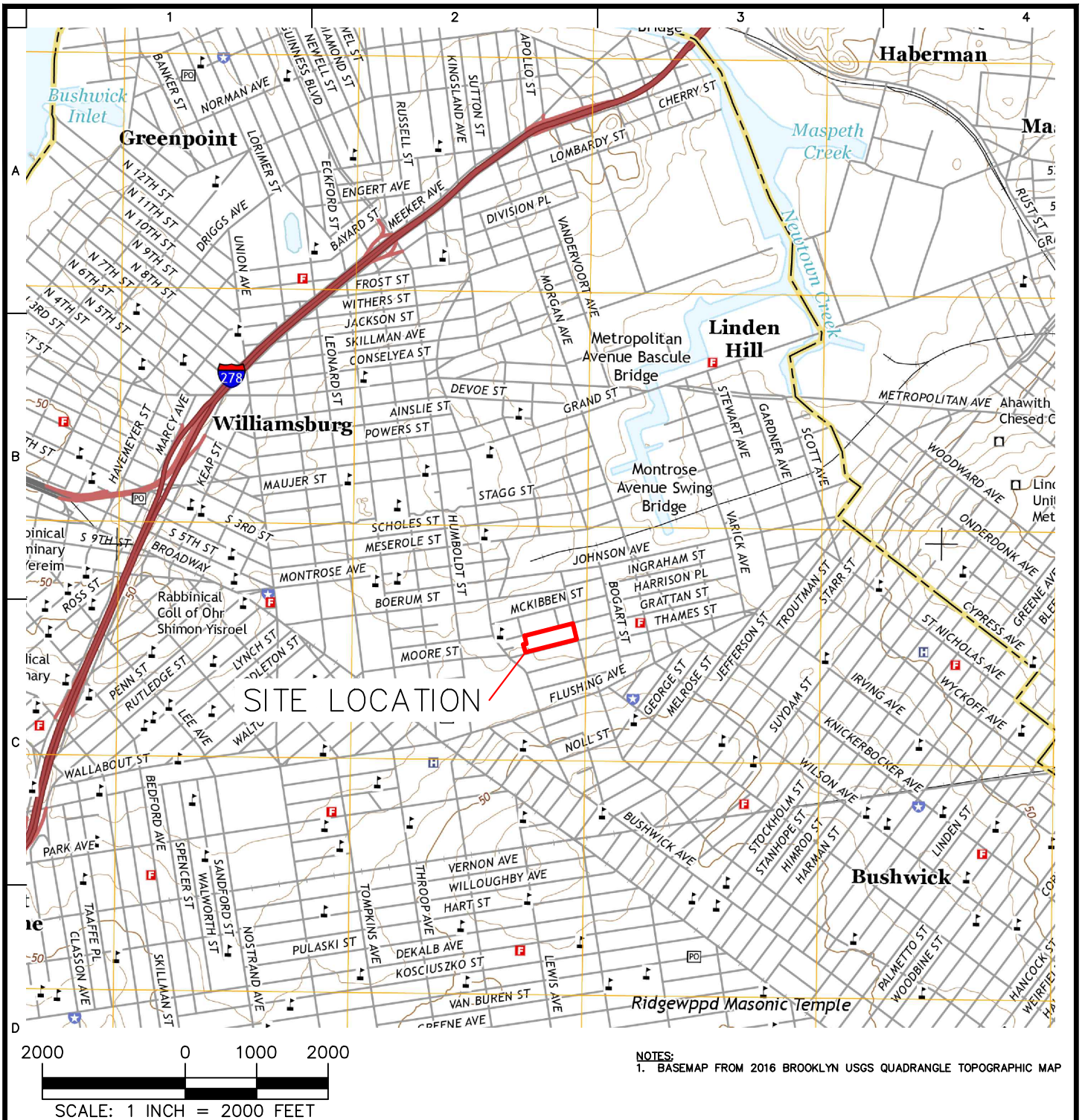
The RIR and RAWP Addendum for the additional BCP site area were provided to the document repositories on 12 November 2025.

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

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LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

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

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