

Monthly Progress Report No. 14
215 Moore Street and 232 Seigel Street
Brooklyn, NY 11206
Brownfield Cleanup Program Site No. C224409
Reporting Period: December 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 December 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 2025 RAWP addendum.

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

AARCO Environmental Services Inc. (AARCO) installed two new off-site permanent monitoring wells, OS_MW01 and OS_MW02, on McKibbin and White Street on 13 and 14 December 2025 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). On 19 December 2025, Langan collected baseline groundwater samples from the off-site monitoring wells as part of the dewatering system monitoring plan. The samples were submitted to Pace Analytical Laboratory (New York State Department of Health [NYSDOH] Environmental laboratory Approval Program [ELAP] ID No. 11148) located in Westborough, Massachusetts for analysis of volatile organic compounds (VOC). Purged groundwater and excess soil cuttings were containerized in three 55-gallon drums for future off-site disposal. After collection of the groundwater samples, Langan installed wireless electronic groundwater level monitoring devices in OS-MW01 and MW-8.

Kingdom Associates, Inc (Kingdom), Lakewood Environmental Services Corp. (Lakewood), Blue Water Geo (BWG), and Langan continued to implement the NYSDEC-approved RAWP by:

- Conducting real-time air monitoring for VOCs 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;
- Continuing remedial excavation and exporting non-hazardous soil/fill for off-site disposal at Bayshore Soil Management in Keasbey, NJ; Middlesex County Landfill in Sayreville, NJ; and the Republic Services Conestoga Landfill in Morgantown, PA;
- Completing the implementation of in-situ groundwater remediation via direct-push remedial injections of calcium chloride in the southwestern and southeastern parts of the site;
- Installing well points and polyvinyl chloride (PVC) piping for the dewatering system along the eastern perimeter 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 that an about 100-gallon UST encountered in the southeastern part of the site (UST No. 9) will be decommissioned by a Fire Department of New York (FDNY)-certified tank removal contractor.

Kingdom, BWG, and Langan will continue to implement the RAWP and dewatering system monitoring plan, including performing remedial excavation and mobilizing dewatering system components, during the next reporting period.

Langan anticipates that the environmental attorney will submit the draft Environmental Easement package to the NYSDEC 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

Langan collected baseline groundwater samples at two off-site groundwater monitoring well locations for analysis of VOCs on 19 December 2025.

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

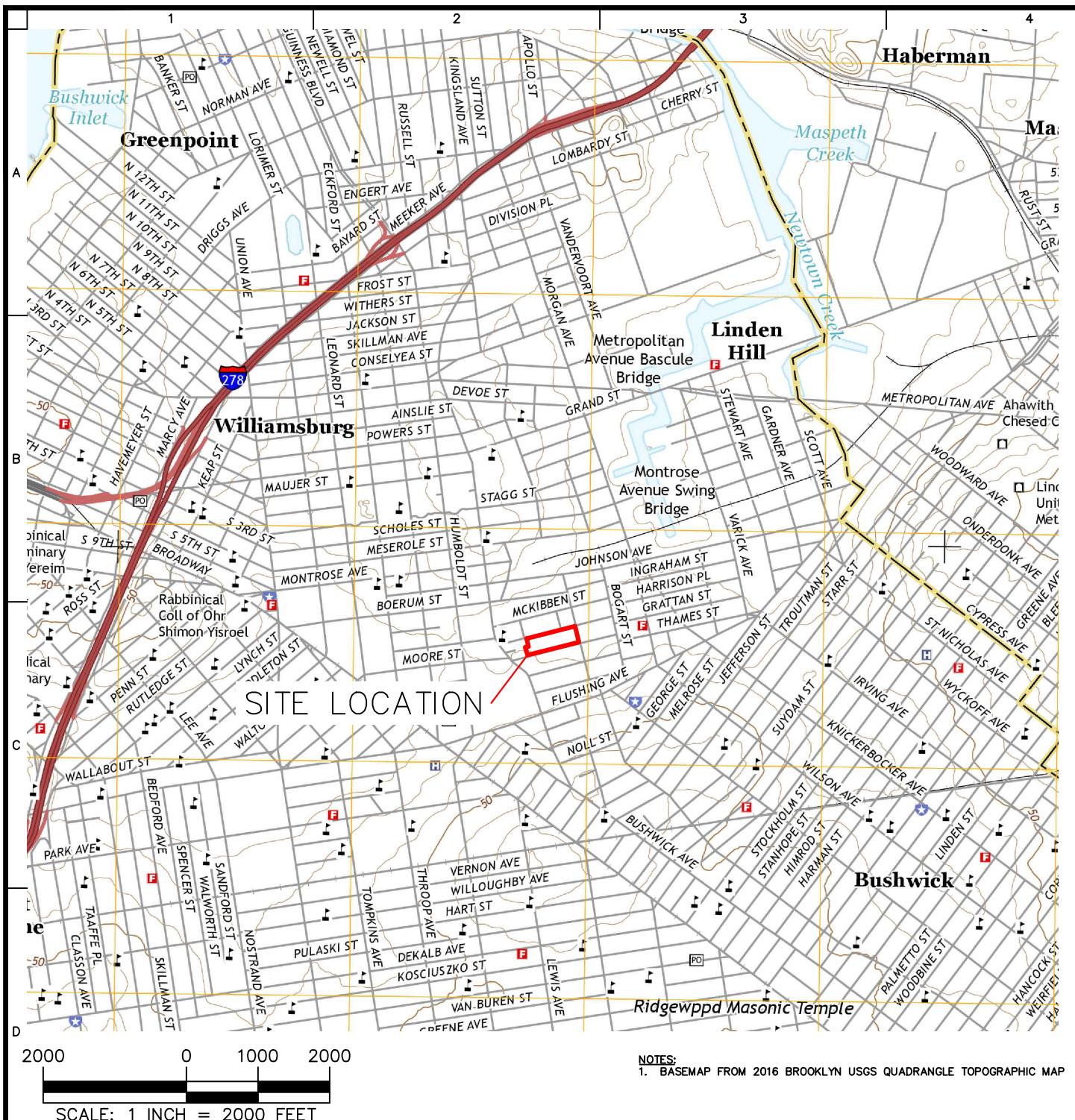
None

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

None

11. Miscellaneous Information

None



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Project	Figure Title	Project No.	Figure
215 MOORE STREET AND 232 SEIGEL STREET	SITE LOCATION MAP	170805302	
BLOCK No. 3100, P/O LOT No. 22		Date	8/21/2025
BROOKLYN		Drawn By	LC
KINGS COUNTY		Checked By	ERA
NEW YORK			
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