Monthly Progress Report No. 21
215 Moore Street and 232 Seigel Street
Brooklyn, NY 11206
Brownfield Cleanup Program Site No. C224409
Reporting Period: July 2026

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 July 2026.

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 warehouse 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 New York State Department of Environmental Conservation (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

Kingdom Associates, Inc (Kingdom), Blue Water Geo (BWG), Thornton Tomasetti, Inc (TT), 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 to Allocco Recycling in Brooklyn, NY;
- Exporting construction and demolition (C&D) debris to 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;
- Importing Dense Grade Aggregate (DGA) from the Tilcon Mount Hope Quarry in Wharton, NJ and ¾-inch virgin stone (NYSDOT #2) from the Tilcon Haverstraw Quarry in Haverstraw, NY;

- Continuing dewatering through the temporary dewatering system, consisting of shallow well points and pre-treatment system, in accordance with the Long Island Well Permit (LIWP) Equivalent (C224409);
    - Groundwater elevation was monitored in off-site monitoring wells OS_MW01 and C224409_MW-8 using Level Troll 700 transducers with VuLink telemetry units, as required by the LIWP Equivalent
    - Langan requested to discontinue off-site groundwater sampling in an email dated 1 July 2026. The NYSDEC approved the request on 13 July 2026 and requested that groundwater elevation monitoring continue during the duration of dewatering.
    - Dewatering was completed on 20 July 2026 and groundwater elevation monitoring was discontinued.
- Collecting confirmation soil samples for laboratory analysis from between cellar subgrade and development subgrade;
- Collecting performance groundwater samples from PT-MW02 and PT-MW04;
- Backfilling the subgrade beneath foundation elements with imported DGA;
- Installing the waterproofing and vapor barrier membrane in the western part of the site;
- Installing a portion of the concrete slab in the western part of the site; and
- Installing a portion of the sub-slab depressurization system (SSDS) in the western part of the site, including:
    - Installing a layer of SKAPS GT-142 non-woven geotextile fabric;
    - Installing an about 8-inch-thick layer of ¾-inch virgin stone (NYSDOT #2) on top of the geotextile fabric; and
    - Installing perforated Schedule 80 PVC piping wrapped with polyester filter sleeves in the southwestern part of the site.
        - Tile tape was used to seal the piping connections.
        - Perforated piping was installed in the middle of the 8-inch-thick layer of ¾-inch virgin stone.

Langan submitted a draft Site Management Plan (SMP) to the NYSDEC on 29 July 2026.

The NYSDEC Petroleum Bulk Storage (PBS) department assigned PBS No. 2-613706 to the site and provided a Facility Information Report (FIR) on 31 July 2026 documenting the closure and removal of ten underground storage tanks (UST) during RAWP implementation.

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

Kingdom, BWG, TT, and Langan will continue to implement the RAWP, including installation of the waterproofing and vapor barrier membrane, collecting quarterly groundwater samples, installing below-grade elements of the SSDS, and installing the concrete slab during the next reporting period.

Langan anticipates submitting the Final Engineering Report (FER) to the NYSDEC during the next reporting period.

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

Langan requested to discontinue off-site groundwater sampling in an email dated 1 July 2026. The NYSDEC approved the request on 13 July 2026 and requested that groundwater elevation monitoring be continued during dewatering. Dewatering was completed on 20 July 2026 and groundwater elevation monitoring stopped.

5. Results of Sampling, Testing and Other Relevant Data

Langan collected the following confirmation samples in the western part of the site for analysis of Part 375 list of VOCs, semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, herbicides, metals (including hexavalent and trivalent chromium), cyanide, per- and polyfluoroalkyl substances (PFAS), and 1,4-dioxane:

- CF01_EL_15
- CF18_EL_15
- CF35_EL_15
- CF106_EL_14
- CF107_EL_14
- CF107_EL_13
- CF110_EL_15
- CF115_EL_14

Langan collected post-treatment quarterly groundwater samples from groundwater monitoring well PT-MW02 and PT-MW04 on 16 July 2026 for analysis of Part 375 list of target compound list (TCL) VOCs, SVOCs, total calcium, magnesium, aluminum, and sulfate, and QuantArray-Petro functional genes.

The above-noted sampling results will be submitted to the NYSDEC via e-mail when received, and will be validated before inclusion in the FER.

6. Deliverables Submitted During This Reporting Period

The draft SMP was submitted to the NYSDEC on 29 July 2026.

A PBS Registration and Tank Closure Notification was submitted to the NYSDEC on 8 July 2026.

Confirmation sample results were submitted to the NYSDEC on 7 and 29 July 2026. Results from sample CF_20_EL_6 marginally exceeded the relevant protection of groundwater (PGW) standard for acetone. Langan notified the NYSDEC via email on 7 July 2026 of the exceedance. On 14 July 2026, the NYSDEC confirmed that CF20_EL_6 meets the Track 2 Soil Cleanup Objectives (SCOs).

A Notice of Completion of Work for dewatering was submitted to the NYSDEC by Cichetti Engineering PLLC on 23 July 2026.

7. Information Regarding Percentage of Completion

The BCP project is about 95% 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

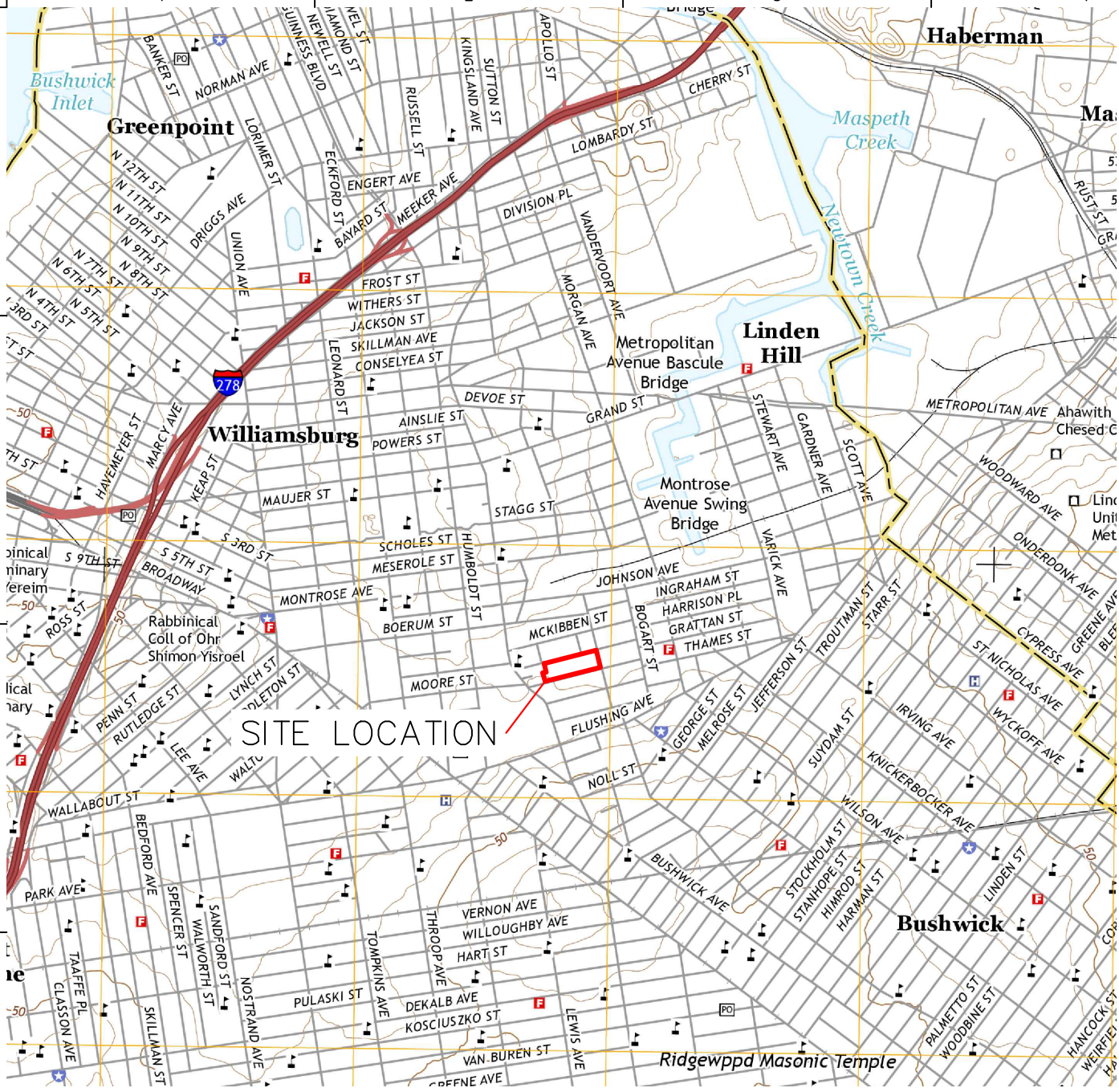
None

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

None

11. Miscellaneous Information

None



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
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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Filename: \\langan.com\data\NYC\data3\170805301\Project Data\CAD-Environmental\RIWP Report Figures\Site Location Map.dwg Date: 9/5/2025 Time: 10:51 User: rolo Style Table: Langan.stb Layout: RAWP ADDENDUM FIGURE 1_ - SITE LOCATION MAP