

## **Monthly Progress Report No. 10**

172 Montrose Avenue  
Brooklyn, New York  
Brownfield Cleanup Program Site No: C224417  
Reporting Period: May 1 – May 31, 2026

### **1. Introduction**

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan) prepared this progress report on behalf of Montrose Meserole Owner LLC to summarize the work performed at 172 Montrose Avenue, Brooklyn, New York (the site) from May 1 – May 31, 2026. The New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Agreement (BCA) was executed on June 9, 2025. The BCA was amended on March 19, 2026, to add Montrose Meserole Borrower LLC as a participant.

The about 17,000-square-foot (0.39-acre) site is located at 172 Montrose Avenue within an urbanized area of the East Williamsburg neighborhood of Brooklyn, New York and is identified on the Kings County Tax Map as Tax Block 3062, Lot 12. The site is improved with two connected one-story buildings. The eastern and western buildings are both vacant as of March 31, 2026. Block 3062 is bordered by Montrose Street to the north, Humboldt Street to the east, Johnson Street to the south, and Avenue of Puerto Rico to the west. A site location map is provided as Figure 1.

A draft Remedial Investigation Work Plan (RIWP) was submitted to NYSDEC concurrent with the Brownfield Cleanup Program (BCP) Application in August 2024. The RIWP was approved by NYSDEC and New York State Department of Health (NYSDOH) on August 11, 2025. NYSDEC and NYSDOH approved the Final RIR on April 14, 2026 and the Final RAWP on May 15, 2026.

### **2. Investigation or Remedial Actions Relative to the Site During This Reporting Period**

The following actions related to the remedial action were complete during this reporting period:

- NYSDEC executed the Decision Document and approved the Final RAWP on May 15, 2026.
- NYSDEC and NYSDOH approved the Soil Vapor Extraction (SVE) Pilot Test Work Plan on May 22, 2026.

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

Langan will continue site preparation for future remedial work at the site including implementation of the Groundwater Treatability Study Work Plan and the SVE Pilot Test Work Plan.

**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**

Langan submitted the final RAWP to NYSDEC and NYSDOH on May 7, 2026, and final SVE Pilot Test Work Plan on May 19, 2026.

**7. Information Regarding Percentage of Completion**

The project is about 10% complete.

**8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts**

None.

**9. Citizen Participation (CP) Plan Activities during This Reporting Period**

None.

**10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period**

Langan will place the Remedial Action – Start fact sheets in the repositories during the next reporting period.

**11. Miscellaneous Information**

Langan has engaged the Brooklyn Public Library – Leonard Library Branch as a new repository for the BCP site as the Bushwick Branch Library is temporarily closing starting in June 2026.




**Legend**

 Approximate Site Boundary



**Notes:**  
 1. Basemap adapted from United States Geological Survey (USGS) 7.5-Minute Series Topographical Maps, Brooklyn, New York, Quadrangle.

 360 West 31st Street, 8th Floor New York, NY 10001-2727 T: 212.479.5400 F: 212.479.5444 www.langan.com  Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan	Project <b>172 MONTROSE AVENUE</b> BLOCK No. 3062, LOT No. 12 BROOKLYN NEW YORK	Figure Title <b>SITE LOCATION MAP</b>	Project No. 170824801 Date 7/22/2024 Scale 1"=2,000' Drawn By MG Submission Date	Figure No. <b>1</b>
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