

Monthly Progress Report No. 11

172 Montrose Avenue
Brooklyn, New York
Brownfield Cleanup Program Site No: C224417
Reporting Period: June 1 – June 30, 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 June 1 – June 30, 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. NYSDEC also approved a Treatability Study Work Plan (TSWP) to inform the proposed in-situ groundwater treatment for the site on April 28, 2026, and the Soil Vapor Extraction (SVE) Pilot Test Work Plan on May 22, 2026, which will inform the contingent SVE system design.

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

Langan mobilized to the site to implement the NYSDEC-approved TSWP as part of the RAWP. The following scope was completed during this reporting period:

- Advancement of soil borings for installation of eight groundwater monitoring wells for baseline groundwater sampling. Monitoring wells were developed following installation.
- Collection of eight baseline groundwater monitoring samples (plus quality assurance/quality control [QA/QC] samples) for laboratory analysis.

- Advancement of one soil boring for soil sample collection, and collection of one groundwater sample from an existing sidewalk monitoring well as part of the TSWP.

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

The following actions are anticipated for the next reporting period:

- Demolition as required for implementation of the remedial action is anticipated to begin on July 10, 2026.
- Langan will submit the Remedial Design Document for groundwater treatment for NYSDEC and NYSDOH review.
- Langan will implement 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

Baseline groundwater sample results will be provided in the forthcoming Remedial Design Document for groundwater treatment. Upon completing validation, the validated analytical results and associated NYSDEC-format electronic data deliverables (EDDs) will be uploaded and submitted through EQuIS to NYSDEC.

6. Deliverables Submitted During This Reporting Period

None.

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

Langan placed the Remedial Action – Start fact sheets in the repositories. Additionally, the public repository for the site was changed from the Brooklyn Public Library – Bushwick Branch to the Brooklyn Public Library – Leonard Library.

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

None.

11. Miscellaneous Information

None.



Legend

 Approximate Site Boundary



Notes:

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

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Project

**172 MONTROSE
AVENUE**

BLOCK No. 3062, LOT No. 12

BROOKLYN

NEW YORK

Figure Title

**SITE LOCATION
MAP**

Project No.

170824801

Date

7/22/2024

Scale

1"=2,000'

Drawn By

MG

Submission Date

Figure No.

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