

## **Monthly Progress Report No. 05**

Willoughby Conversion Project  
1250 Willoughby Avenue, Brooklyn, New York  
Block 3210, Lot 16  
Brownfield Cleanup Program Site # C224420  
Reporting Period: March 2026

### **1. Introduction**

In accordance with the reporting requirements of the 10 July 2025 Brownfield Site Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report, on behalf of 1250 Willoughby Owner LLC and 1250 Willoughby Manager LLC (the Volunteers), to summarize the work performed at the Willoughby Conversion Project site located at 1250 Willoughby Avenue in Brooklyn, New York (the site) between 1 and 31 March 2026.

The site is identified as Block 3210, Lot 16 on the Brooklyn Borough Tax Map. The site occupies an area of approximately 15,000 square feet (0.34 acres) and contains an asphalt-paved parking lot that is currently vacant and surrounded by buildings and/or chain-link fencing to prevent access by the public. The site is bound by an industrial/manufacturing facility followed by residential and commercial properties to the north; a multi-tenant industrial building to the east; a private residential property followed by a public school (P.S. 123) to the south; and Willoughby Avenue followed by a restaurant supply business to the west. A Brownfield Cleanup Agreement was executed on 10 July 2025, and the New York State Department of Environmental Conservation (NYSDEC) approved a Remedial Investigation Work Plan (RIWP) on 3 November 2025. A Site Location Map is provided as Figure 1.

### **2. Investigation or Remedial Actions Relative to the Site during this Reporting Period**

On 10 March 2026, Langan conducted air monitoring and documented soil management during a limited geotechnical investigation. The investigation included the advancement of two soil borings to about 18 feet below grade surface (bgs) using a truck-mounted drill rig with 3-inch diameter split spoon sampler. Langan's field observations and the Community Air Monitoring Plan (CAMP) data were provided to NYSDEC in a corresponding daily field report.

The Volunteer continued to prepare design documents for remediation and redevelopment.

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

Langan expects to coordinate with the NYSDEC and NYSDOH to address comments to the draft Remedial Investigation Report, which was submitted to NYSDEC on 2 March 2026. The draft Remedial Action Work Plan (RAWP) was submitted to NYSDEC on 6 April 2026.

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

None.

**5. Results of Sampling, Testing and Other Relevant Data**

RI sample analytical results were validated for submission of electronic data deliverables to NYSDEC in April 2026. The analytical results of the RI were provided in the draft RIR that was submitted to NYSDEC on 2 March 2026.

**6. Deliverables Submitted During this Reporting Period**

The draft RIR was submitted to NYSDEC on 2 March 2026 and the draft RAWP was submitted to NYSDEC on 6 April 2026.

**7. Information Regarding Percentage of Completion**

This BCP 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**

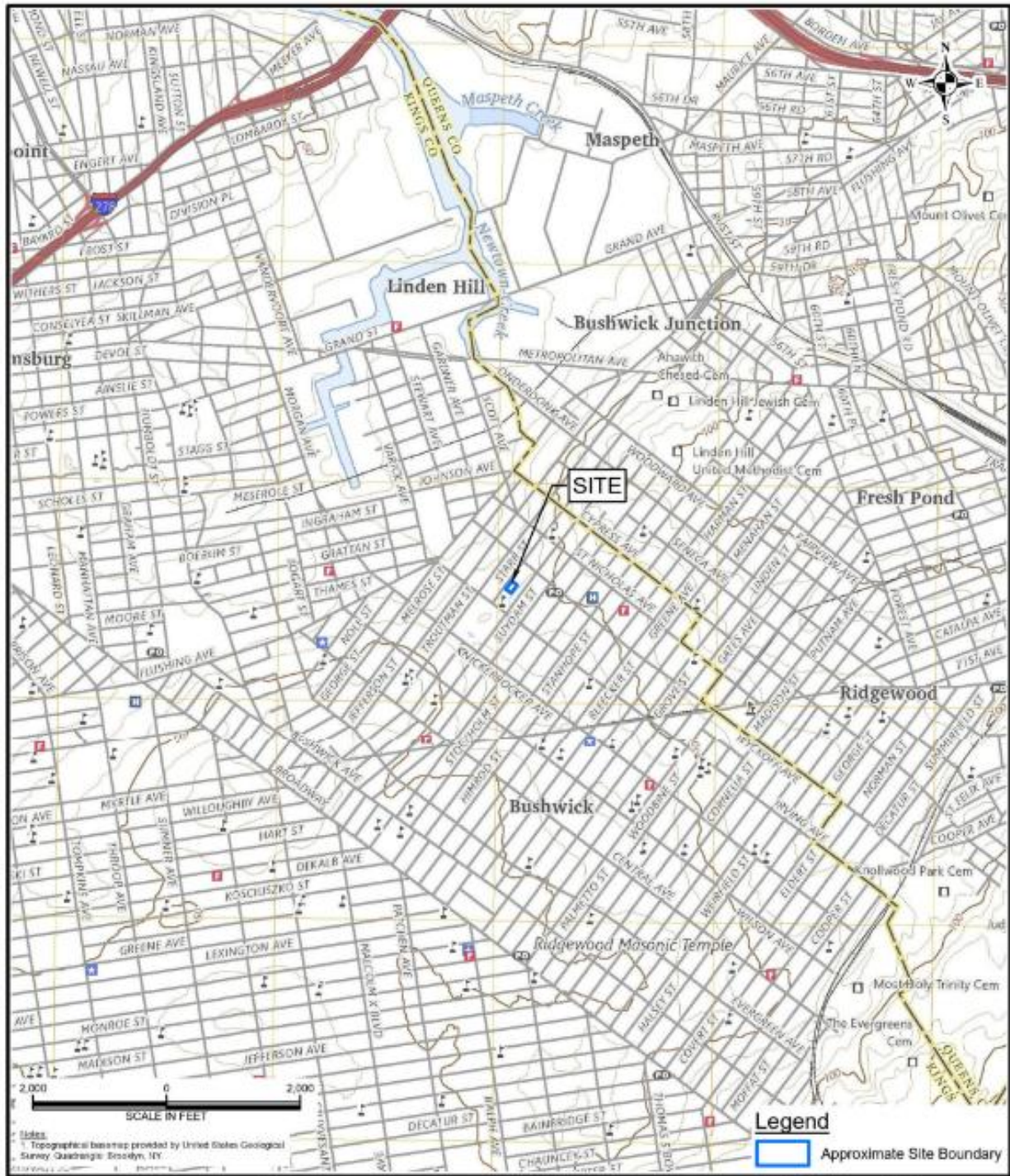
None.

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

None.

**11. Miscellaneous Information**

Receipt of a Decision Document to commence remediation is anticipated by September 2026.



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	<p><b>WILLOUGHBY                  CONVERSION                  PROJECT</b></p>	<p><b>SITE LOCATION                  MAP</b></p>	170794301	<p><b>1</b></p>	
			Date		7/11/2025
			Scale		1" = 2,000 feet
BROOKLYN	NEW YORK	Drawn By	MG		

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