

## **Monthly Progress Report No. 07**

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

Langan revised the draft Remedial Investigation Report (RIR) based on NYSDEC and New York State Department of Health (NYSDOH) comments provided in a letter dated 24 April 2026. The revised RIR was submitted to NYSDEC on 12 May 2026.

A Draft Air Quality Remedial Action Plan (RAP) was submitted to the New York City (NYC) Office of Environmental Remediation (OER) on 27 May 2026 in accordance with the requirements of the NYC E-Designation assigned to the site.

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

Langan expects to continue coordinating with the NYSDEC and NYSDOH to address any additional comments to the draft Remedial Investigation Report and the draft Remedial Action Work Plan (RAWP) (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**

None

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

Langan submitted the revised draft RIR to NYSDEC on 12 May 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.

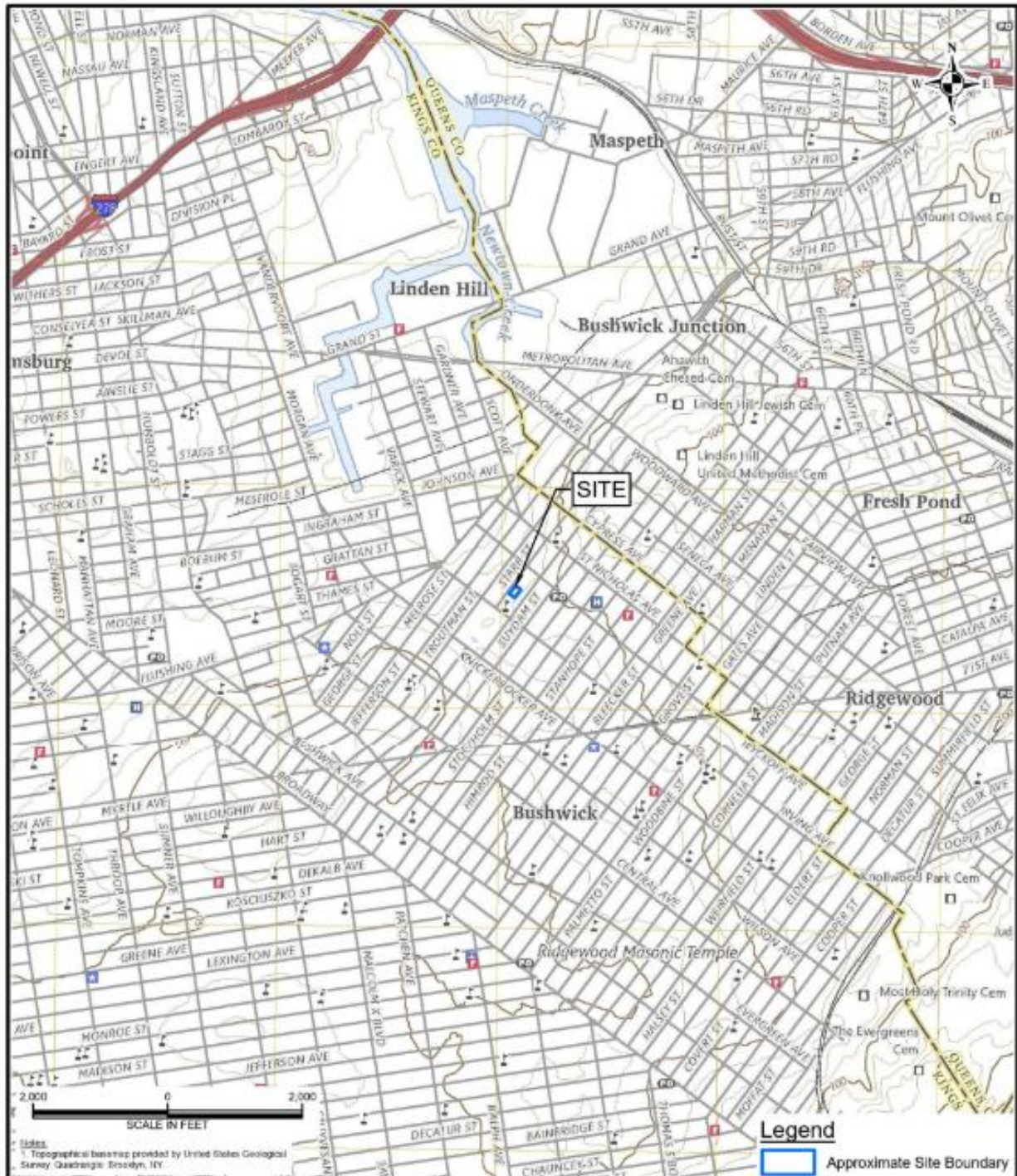
**10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:**

None.

**11. Miscellaneous Information**

The Volunteer and design team continued to address comments to project design documents that were submitted to New York City Department of Buildings (NYCDOB).

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



<p><b>LANGAN</b>                  Langan Engineering, Environmental, Surveying,                  Landscape Architecture and Geology, D.P.C.                  388 Ninth Avenue, 8th Floor                  New York, NY 10001-2727                  T: 212.479.5400 F: 212.479.5444                  www.langan.com</p>	<p>Project  <b>WILLOUGHBY                  CONVERSION                  PROJECT</b>                  BROOKLYN NEW YORK</p>	<p>Figure Title  <b>SITE LOCATION                  MAP</b></p>	<p>Project No.                  170794301                  Date                  7/11/2025                  Scale                  1" = 2,000 feet                  Drawn By                  MG</p>	<p>Figure  <b>1</b></p>
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