LONG ISLAND WELL PERMIT EQUIVALENT

Under the Environmental Conservation Law

Facility Information

Permit Equivalent Issued to: **GPLC Owner LLC**
120 Broadway, Suite 1340
New York, NY 10004

Facility Name/Site Code: **DER Site ID# C224435**
Facility Location: **21 Freeman St., 37 Freeman St., 209 West St.**
Brooklyn, NY 11222
Facility Principal Reference Point: Latitude: 40° 44' 3.4" N Longitude: -73°57' 37.8"

Authorized Activity: Install and operate a temporary dewatering system consisting of shallow wells to facilitate remedial excavation and subsequent building construction at 21 Freeman St., 37 Freeman St., and 209 West Street, Brooklyn, NY 11222 with a maximum withdrawal of **1,440,000 gallons per day**. Pumped groundwater is to be treated by a settling tank, two bag-filter units, and four activated carbon adsorber units before discharging to the proposed-on-site outfalls to be constructed on site covered under NYSDEC Permit No. 2-6101-00296/00021; PID 1037 which will empty into the East River. The Permittee has obtained approvals from NYSDEC Division of Water for discharging into the East River and has been issued a SPDES Permit Equivalent dated 6/2/26.

Permit Equivalent Authorizations

Long Island Well - Under Article 15, Title 15
Permit Equivalent ID: Site # **C224435**
Effective Date: 07/07/2026 Expiration Date: 06/30/2027

NYSDEC Approval

By acceptance of this Permit Equivalent, the Permittee agrees that the Permit Equivalent is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this Permit Equivalent.

Permit Equivalent Administrator: Jane H. O'Connell, P.G.
Regional Hazardous Waste Remediation Engineer

Authorized Signature: Jane H. O'Connell Date 7/7/26

Permit Equivalent Components

LONG ISLAND WELL PERMIT EQUIVALENT SPECIAL CONDITIONS APPLY TO THIS AUTHORIZED PERMIT EQUIVALENT

WATER WITHDRAWAL NON-PUBLIC PERMIT EQUIVALENT SPECIAL CONDITIONS

1. **Conformance with Plans** All activities authorized by the Brownfield Cleanup Agreement for this Permit Equivalent must be in strict conformance with the approved plans submitted by the Permittee or Permittee's agent as part of the Permit Equivalent application.

2. **Conformance with Plans - Addenda** In addition to plans referenced in the Condition titled "Conformance with Plans," the activities authorized by this Permit Equivalent must be in strict conformance with the following approved plans and/or submissions made as part of the Permit Equivalent application:

A. Application Package prepared by Cichetti Engineering LLC dated February 11, 2026, and received by NYSDEC on March 18, 2026.
B. NYSDEC Permit No. 2-6101-00296/00021 to construct a new outfall
C. NYSDEC SPDES Permit Equivalency no. C-2-24-435 to discharge treated water

3. **Dewatering Wells, Pumps, Pump Capacities and Maximum Withdrawal** This permit authorizes the following:

<u>Building C1 (21 Freeman Street)</u>

Method of Dewatering: Shallow wells

- Number of Shallow Wells = 105 (2” diameter and 20’ deep)
- Number of Pump: 1
- Pump Capacity = 1000 GPM
- Maximum Withdrawal – 1,440,000 GPD
- Period of Dewatering: Approximately 6 Months

<u>Building C2 (37 Freeman Street)</u>

Method of Dewatering: Shallow wells

- Number of Shallow Wells = 110 (2” diameter and 20’ deep)
- Number of Pump: 1
- Pump Capacity = 1000 GPM
- Maximum Withdrawal – 1,440,000 GPD
- Period of Dewatering: Approximately 6 Months

<u>Building C3 (209 West Street)</u>

Method of Dewatering: Shallow wells

- Number of Shallow Wells = 114 (2” diameter and 20’ deep)
- Number of Pump: 1
- Pump Capacity = 1000 GPM
- Maximum Withdrawal – 1,440,000 GPD
- Period of Dewatering: Approximately 6 Months

Note: Any increase in the number of wells/wellpoints, pumps and /or pump capacity must be authorized, in writing, by the Division of Water. Depending on site conditions, a reduction in the number of wells or pumps does not require authorization. An increase to the maximum withdrawal rate authorized requires a permit modification.

4. **Groundwater Monitoring Workplan and Reporting** The Permittee shall install, monitor and sample groundwater monitoring wells and submit reports as described in the approved Remedial Action Work Plan, dated June 2026, prepared by Cichetti Engineering LLC, signed and stamped by Matthew Cichetti, P.E., and received by NYSDEC on June 17, 2026. Any changes to that workplan must be approved by the Division of Environmental Remediation and shall be submitted in writing to:

Robert Strang, NYSDEC Division of Environmental Remediation; Robert.strang@dec.ny.gov

and

Atiqur Rahman, NYSDEC Division of Water; Atiqur.rahman@dec.ny.gov

5. **Daily Pump Log** A daily pump log in gallons per day (GPD) must be kept at the project site at all times. The pump log must be made available to authorized representatives of the Department during pumping operations.

6. **Handling of Contaminated Groundwater:** The Permittee is fully responsible for proper handling and all costs associated with the proper sampling, treatment, and disposal of any contaminated groundwater.

7. **Well Driller Registration:** The dewatering operation shall be performed by well drillers duly registered in accordance with Section 15-1525 of the Environmental Conservation Law of the State of New York.

8. **Notice of Intent to Commence Work:** At least five (5) days prior to commencement of the authorized activity, Permittee must complete and submit the attached "Notice of Intent to Commence Work" to NYSDEC Division of Environmental Remediation, 625 Broadway, Albany, NY 12233-7015 Attn: Robert Strang, with a copy to Atiq Rahman, NYSDEC Division of Water, 47-40 21st Street, Long Island City, NY 11101.

9. **Notice of Completion of Work** Within ten (10) days of the completion of work, Permittee must complete and submit the attached "Notice of Completion of Work" to NYSDEC Division of Environmental Remediation, 625 Broadway, Albany, NY 12233-7015 Attn: Robert Strang, with

a copy to Atiq Rahman, NYSDEC Division of Water, 47-40 21st Street, Long Island City, NY 11101.

10. **Post Permit Sign** The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.

GENERAL CONDITIONS – Apply to ALL Authorized Permit Equivalents

1. **Facility Inspection by The Department:** The Brownfield Cleanup Program site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the Permittee is complying with this Permit Equivalent and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

The Permittee shall provide a person to accompany the Department's representative during an inspection to the Permit Equivalent area when requested by the Department.

A copy of this Permit Equivalent, including all referenced maps, drawings, and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the Permit Equivalent upon request by a Department representative is a violation of this Permit Equivalent.

2. **Relationship of this Permit Equivalent to Other Department Orders and Determinations** Unless expressly provided for by the Department, issuance of this Permit Equivalent does not modify, supersede, or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. Applications For Permit Equivalent Renewals, Modifications or Transfers The Permittee must submit a separate written application to the Department for Permit Equivalent renewal, modification or transfer of this Permit Equivalent. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for Permit Equivalent renewal, modification or transfer are to be submitted to:

Jane H. O'Connell, Regional Hazardous Waste Remediation Engineer
NYSDEC Division of Environmental Remediation
Region 2 Headquarters
47-40 21st Street – 1st Floor
Long Island City, NY 11101-5407
jane.oconnell@dec.ny.gov

With copy to:

Robert Strang
NYSDEC Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
robert.strang@dec.ny.gov

4. Submission of Renewal Application The Permittee must submit a renewal application at least 30 days before Permit Equivalent expiration for the following Permit Equivalent authorizations: Long Island Well Permit.

5. Permit Equivalent Modifications, Suspensions and Revocations by the Department The Department reserves the right to modify, suspend or revoke this Permit Equivalent. The grounds for modification, suspension or revocation include:

a. materially false or inaccurate statements in the Permit Equivalent application or supporting papers;
b. failure by the Permittee to comply with any terms or conditions of the Permit Equivalent;
c. exceeding the scope of the project as described in the Permit Equivalent application;
d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing Permit Equivalent;
e. noncompliance with previously issued Permit Equivalent conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. Permit Equivalent Transfer Permit Equivalents are transferrable unless specifically prohibited by statute, regulation, or another Permit Equivalent condition. Applications for Permit Equivalent transfer should be submitted prior to actual transfer of ownership.

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification
The Permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the Volunteer's acts or omissions in connection with the Volunteer's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the Permit Equivalent whether in compliance or not in compliance with the terms and conditions of the Permit Equivalent. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit Equivalent

The Permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this Permit Equivalent, including all special conditions while acting as the Permittee's agent with respect to the authorized activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the Volunteer.

Item C: Permittee Responsible for Obtaining Other Required Permit Equivalents
The Permittee is responsible for obtaining any other Permit Equivalents, approvals, lands, easements, and rights-of-way that may be required to carry out the activities that are authorized by this Permit Equivalent.

Item D: No Right to Trespass or Interfere with Riparian Rights
This Permit Equivalent does not convey to the Permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the authorized work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the Permit Equivalent.

NOTICE OF INTENT TO COMMENCE WORK

Date: _____

Robert Strang
NYSDEC Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015

Re: NYSDEC Permit Equivalent Site Code – C224435
Temporary Construction Dewatering
21 Freeman St., 37 Freeman St., 209 West St. Brooklyn, NY 11222

Dear Robert Strang:

In accordance with the referenced permit equivalent, I hereby serve notice to commence work on _____, 20____.

This is also to certify that, having read the entire permit equivalent, I am fully aware of and understand the general conditions therein, and agree to comply with all such conditions. Further, I understand that prior to undertaking any modification to the authorized work, I must seek a permit equivalent modification from the NYSDEC Region 2 Office.

_____
Signature of Permittee

_____
Name of Permittee (please print)

_____
Signature of Contractor

_____
Name of Contractor (please print)

_____
Street Address of Contractor

_____
City, State, & Zip Code of Contractor

_____
Telephone Number of Contractor

Cc: Atiq Rahman – NYSDEC Division of Water

WARNING

The Permittee and their contractor(s) (if any) are required to follow all permit equivalent conditions. Violations of the permit equivalent may lead to legal action, including the imposition of substantial monetary fines and corrective work.

NOTICE OF COMPLETION OF WORK

Date: _____

Robert Strang
NYSDEC Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015

Re: NYSDEC Permit Equivalent Site Code – C224435
Temporary Construction Dewatering
21 Freeman St., 37 Freeman St., 209 West St. Brooklyn, NY 11222

Dear Robert Strang:

In accordance with Water Withdrawal Non-Public Condition 7 of the referenced Permit Equivalent, I hereby serve notice that the work allowed by the above referenced Permit Equivalent has been completed as of _____, 20____, consistent with the requirements of the above referenced Permit Equivalent.

_____
Signature of Permittee

_____
Name of Permittee (please print)

_____
Signature of Contractor

_____
Name of Contractor (please print)

_____
Street Address of Contractor

_____
City, State, & Zip Code of Contractor

_____
Telephone Number of Contractor

cc: Atiq Rahman – NYDEC Division of Water