



Monthly Progress Report 2023 No. 4

Former NuHart West Site

10-14 Clay Street, 55-57 Dupont Street & 280 Franklin Street, Brooklyn, NY

NYSDEC Site No. 224136

Reporting Period: April 1, 2023 – May 1, 2023

1. Introduction

In accordance with the reporting requirements for the Former NuHart West Site, located at 10-14 Clay Street, 55-57 Dupont Street & 280 Franklin Street, Brooklyn, NY (Site), Haley & Aldrich of New York (Haley & Aldrich), has prepared this monthly progress report, on behalf of Dupont Street Owner LLC, to summarize the work performed at the Site from April 1 through May 1, 2023.

The Former NuHart West Site is located in the Greenpoint neighborhood of Brooklyn, NY and is identified as Block 2487 Lots 1, 10, 12, 72, and 78 on the New York City tax map. The Site is listed in the New York State Department of Environmental Conservation (NYSDEC) Inactive Hazardous Waste Registry as a Class 2 Site (Site No. 224136). The Site is underlain by sub-grade footings, utility networks, closed underground storage tanks (USTs), and piping and trench systems. The USTs and trench systems were cleaned out and the USTs were closed in accordance with applicable regulations in 2006. Former industrial operations at the Site have impacted onsite and offsite soil and groundwater with phthalates and lubricating oil (Hecla oil), most likely released from the tank and piping/trench systems. Phthalates and a phthalate/oil mixture are present in soil and as a light non-aqueous-phase liquid (LNAPL) plume floating on the groundwater surface primarily beneath Lots 1, 10, and 78 of the Site and extending somewhat offsite to the southwest. Groundwater is encountered at approximately 8 to 10 feet below ground surface (ft bgs). Currently, the site is a vacant 49,000-square foot lot with a concrete slab on grade.

Resource Conservation and Recovery Act (RCRA) closure activities were completed at the Site in May 2022. Interim remedial measure (IRM) activities are no longer being conducted at the Site since the product recovery systems were decommissioned as part of the RCRA Closure. IRM activities concluded in February 2022. Eastern Environmental Solutions, Inc. (Eastern) previously conducted waste management activities for disposal of product from the IBC tanks at the Site. Prior to 2022, Eastern has transported and disposed an estimated 2,116 gallons of product at the CycleChem facility in Elizabeth, NJ as hazardous waste. In January 2022, ACV Environmental Services Inc. (ACV) transported and disposed a total of 2,529 gallons of product at the CycleChem facility in Elizabeth, NJ as hazardous waste.

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

- Installation of the on-site (OU-1) LNAPL barrier walls began on 23 January 2023 and is projected to be completed early in the coming reporting period.

3. Monthly On-Site and Off-Site Monitoring Well Gauging

Gauging of on-site and off-site monitoring wells associated with the Site was performed on 24 April 2023. Gauging results are included in the attached table. On-site wells are inaccessible due

to construction activities. The wells that could not be accessed are identified in the attached figure.

Due to LNAPL identified in MW-24 in previous reporting periods, an absorbent sock (New Pig) remains installed in MW-24 and is inspected on a weekly basis and replaced periodically, as needed.

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

- Complete installation of the OU-1 LNAPL barrier walls.

5. Approved Activity Modifications (changes of work scope and/or schedule)

There have been no modifications to the work scope.

6. Results of Sampling, Testing and Other Relevant Data

Sampling was not conducted during this reporting period.

7. Deliverables Submitted During This Reporting Period

The final 100% Remedial Design Report was submitted to NYSDEC on 18 April 2023. A Request to Import was submitted to NYSDEC on 5 April 2023 to import 1,500 cubic yards of RCA from Clean Earth of Carteret. NYSDEC rejected the request to import on 6 April 2023, a revised request will be submitted in the next reporting period.

8. Information Regarding Percentage of Completion

Installation of the OU-1 LNAPL barrier wall is approximately 90% complete.

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

None.

10. Community Participation (CP) Plan Activities during This Reporting Period

A Community Board Meeting was held at the Dupont Street Senior Housing Center on 3 April 2023 to discuss next steps in the remediation of the Site.

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







None.

12. Miscellaneous Information

None.

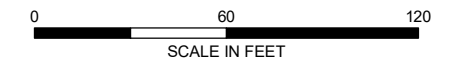


LEGEND

-  GROUNDWATER MONITORING WELL
-  PRODUCT RECOVERY WELL
-  GROUNDWATER MONITORING WELL, DESTROYED
-  EXTENT OF LIGHT NON-AQUEOUS PHASE LIQUID (LNAPL) ON GROUNDWATER
-  SITE BOUNDARY
-  PARCEL

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. SITE BOUNDARY, GROUNDWATER MONITORING WELL LOCATIONS, PRODUCT RECOVERY WELL LOCATIONS, AND APPROXIMATE EXTENT OF LNAPL DIGITIZED FROM FIGURE 1, "FIGURE 1, AERIAL EXTENT OF LNAPL ON GROUNDWATER", PREPARED BY GZA, DATED AUGUST 2016.
3. AERIAL IMAGERY SOURCE: NEARMAP, 27 SEPTEMBER 2022

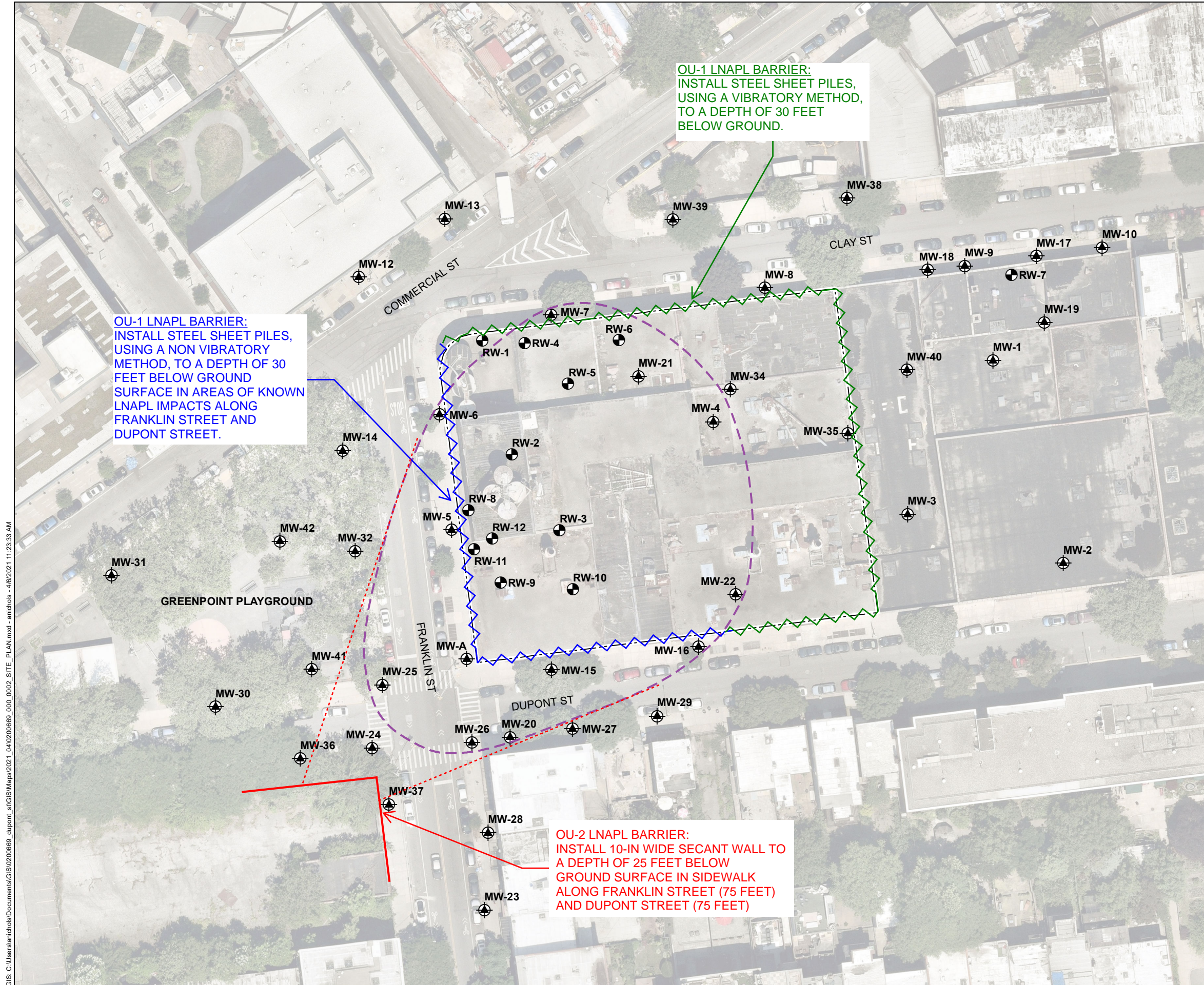


HALEY ALDRICH 49 DUPONT STREET
BROOKLYN, NEW YORK

SITE PLAN

APRIL 2023

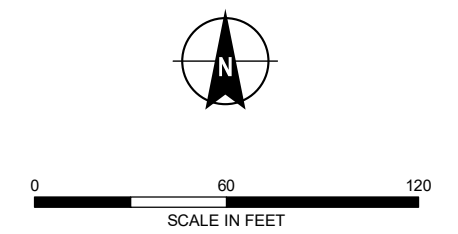
FIGURE 2



LEGEND

- GROUNDWATER MONITORING WELL
- PRODUCT RECOVERY WELL
- GROUNDWATER MONITORING WELL, DESTROYED
- EXTENT OF LIGHT NON-AQUEOUS PHASE LIQUID (LNAPL) ON GROUNDWATER
- SITE BOUNDARY
- OU-1 SHEET PILE WALL (NON-VIBRATORY INSTALLATION)
- OU-1 SHEET PILE WALL (VIBRATORY INSTALLATION)
- OU-2 SECANT PILE WALL
- PROJECTED LIMITS OF LNAPL BOUNDARY TO THE PROPERTY BOUNDARY AT 257 FRANKLIN STREET.

- NOTES**
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 2. SITE BOUNDARY, GROUNDWATER MONITORING WELL LOCATIONS, PRODUCT RECOVERY WELL LOCATIONS, AND APPROXIMATE EXTENT OF LNAPL DIGITIZED FROM FIGURE TITLED, "FIGURE 1, AERIAL EXTENT OF LNAPL ON GROUNDWATER", PREPARED BY GZA, DATED AUGUST 2016.
 3. AERIAL IMAGERY SOURCE: NEARMAP, 9 JUNE 2020
 4. DETAILS OF THE OU-1 SHEET PILE WALL ARE PROVIDED IN THE "OU-1 BARRIER WALL FOR FORMER NUHART PLASTIC MANUFACTURING SITE" DRAWING SET ISSUED ON 9/12/22 BY JZN ENGINEERING.
 5. DETAILS OF THE OU-2 SECANT PILE WALL ARE PROVIDED IN THE "257 FRANKLIN STREET CUTOFF PLAN VIEW" DRAWING ISSUED ON 9/27/22 BY JZN ENGINEERING.



HALEY ALDRICH 49 DUPONT STREET
BROOKLYN, NEW YORK

OU-1 AND OU-2 LNAPL PHYSICAL BARRIER WALL PLAN

SEPTEMBER 2022

FIGURE 1

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Table 1: Attachment A: Apparent Thickness of LNAPL Former NuHart Plastic Manufacturing Site, NYSDEC #224136 280 Franklin Street Brooklyn, NY

Readings taken 4/24/2023 between 8:00 am and 1:00 pm (low tide @ 7:15am and high tide @ 1:51pm)

Table with columns for Well Number, Depth to Water (feet), Depth to Product (feet), and Apparent Thickness of LNAPL (feet) for years 2023, 2021, 2020, 2019, and 2018. Rows include wells MW-4 through MW-47 and RW-1 through RW-12.

Notes: Data recorded using an oil/water interface probe, measurements from the tops of well casings. NI = Not Installed, ND = Not Detected, NA = No Access, NG = Not Gauged. Wells MW-1, MW-2, MW-9, MW-10, MW-17, MW-18, MW-19, and RW-7 are associated with NYSDEC Spill 06-01852 and are under a separate investigation etc. - Estimated Value. ** = Water not detected; well filled with sediment, value is the total depth of the well. * = Well was dry. Wells MW-45, MW-46, and MW-47 installed on 13 March 2023. Wells were gauged on 24 April 2023. ***MW-24 absorbent sock installed.

Table 1: Attachment A: Apparent Thickness of LNAPL Former NuHart Plastic Manufacturing Site, NYSDEC #224136 280 Franklin Street Brooklyn, NY

Table with columns for Well Number, Depth to Water (feet), Depth to Product (feet), and monthly data for years 2017 through 2012. The table contains numerous rows of data points for various wells (MW-4 to MW-47, RW-1 to RW-11, RW-12, MW-1 to MW-18, RW-7).

Notes: Data recorded using an oil/water interface probe # = NAPL observed, apparent thickness not < NI = Not Installed ND = Not De Wells MW-1, MW-2, MW-9, MW-10, MW-1 est: Estimated Value *** = Water n * = Well was dry Wells were gauged on 24 April 2023