

Monthly Progress Report No. 45
473 President Street
Brooklyn, New York
Brownfield Cleanup Program Site #: C224220
Reporting Period: November 2019

1. Introduction

In accordance with the reporting requirements of the 20 August 2015 (amended 24 July and 4 November 2019) Brownfield 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 MCP President Street LLC and 473 President LLC, to summarize the work performed at 473 President Street in Brooklyn, New York (the site) in November 2019.

The site is located in the Gowanus neighborhood of Brooklyn, and is identified as the southern portion of Kings County Tax Block 440, Lot 12. Block 440 is bound by Union Street to the north; 3rd Avenue to the east; President Street to the south; and Nevins Street to the west. The site encompasses an area of about 20,000 square feet with 200 feet of frontage along President Street, and is bound by; the northern portion of Lot 12 to the north (Royal Palms Shuffleboard Club); Lot 21 to the east (Pontone Bros. Corp.); President Street to the south; and Lot 1 to the west (electronic waste recycling warehouse). The Gowanus Canal is located about 350 feet to the west of the site. The site is improved with an unoccupied warehouse building used for storage and a bicycle tour and repair company. The gross floor area occupied by the bicycle tour and repair company is about 2,830 feet. A site location map is provided as Figure 1.

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

Treatability Study

Langan collected two bulk groundwater samples from existing monitoring wells MW07 and MW18 on 19 November 2019 to perform a bench-scale study as part of a treatability study. An additional six groundwater samples were collected from existing monitoring wells MW07, MW08, MW12D, MW18, MW20S and MW20D on 15, 18 and 19 November 2019 and analyzed for geochemical parameters (total alkalinity, nitrate, total phosphate, sulfate and total organic carbon) to support the treatability study. The results of the treatability study will be used to prepare a Remedial Design document for in-situ remediation.

Bicycle Tour and Repair Company Visit

Langan visited the site to confirm indoor air treatment units in the bicycle tour and repair company were operating on 27 November 2019. All eight indoor air treatment units were operating at the time of the site visit.

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

Langan will begin preparing a RAWP.

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

None

7. Information Regarding Percentage of Completion

This BCP project is less than 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

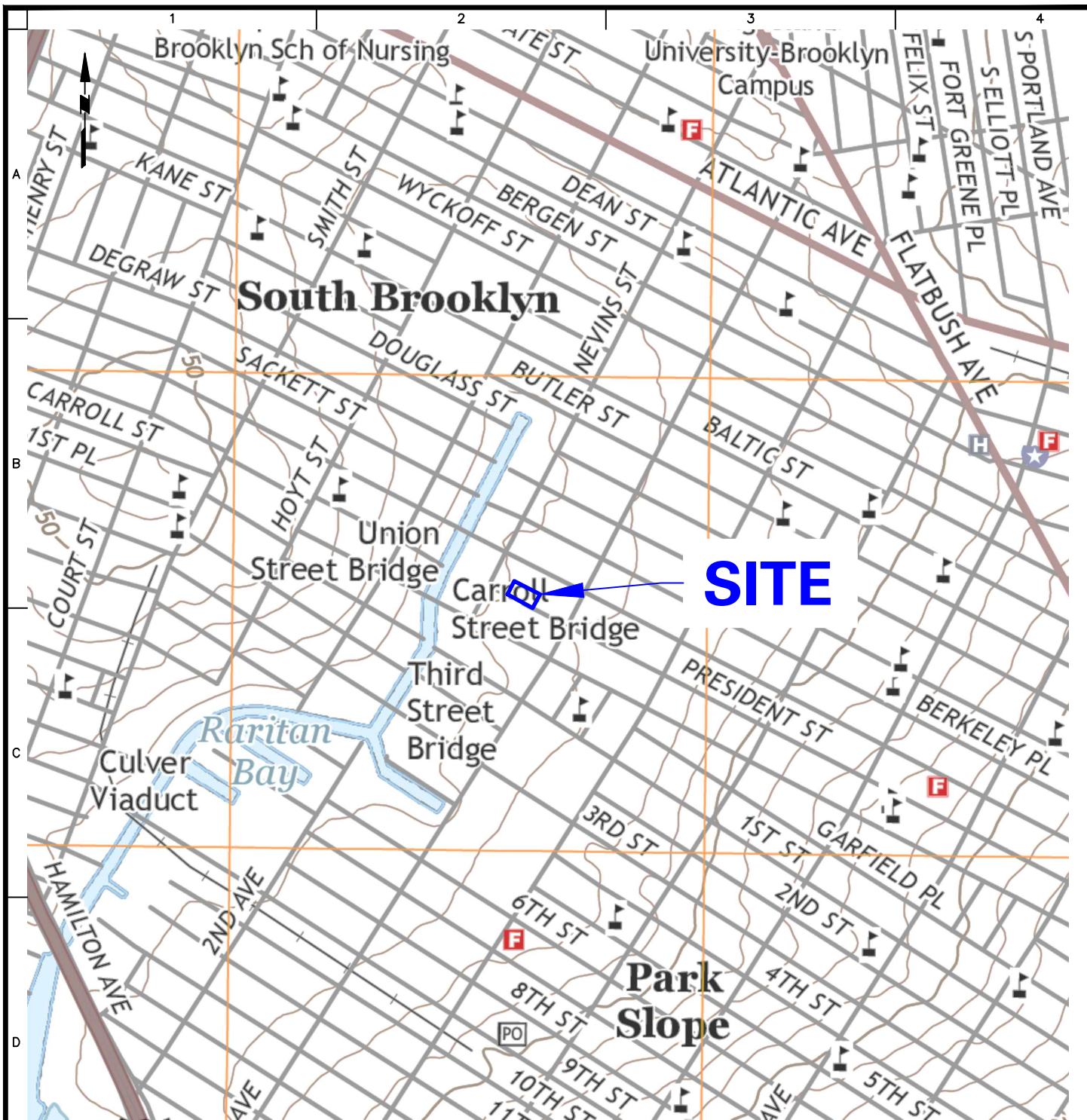
10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None

11. Miscellaneous Information

None

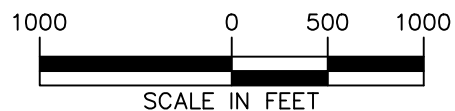
FIGURES



NOTES:

1. BASE MAP IS REFERENCED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, JERSEY CITY AND BROOKLYN QUADRANGLES, DATED 2016.

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Project

**473 PRESIDENT
STREET**

BLOCK No. 440, LOT No. 12
BROOKLYN

KINGS

NEW YORK

Figure Title

**SITE LOCATION
MAP**

Project No.

170361303

Date

11/6/2019

Drawn By

VDP

Checked By

PM

Figure No.

1

Sheet 1 of 1