

Monthly Progress Report No. 55
473 President Street
Brooklyn, New York
Brownfield Cleanup Program Site #: C224220
Reporting Period: September 2020

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 473 President LLC, to summarize the work performed at 473 President Street in Brooklyn, New York (the site) in September 2020.

The site is located in the Gowanus neighborhood of Brooklyn and encompasses an approximately 19,200 square-foot (about 0.44 acres) portion of Brooklyn Borough Tax Map, Block 440, Lot 1 with 200 feet of frontage along President Street. 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 is bound by Royal Palms Shuffleboard Club to the north, the Pontone Parcel to the east, President Street to the south; and the E-Waste Parcel to the west. 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 vacant space formerly used by a bicycle tour and repair company. A site location map is provided as Figure 1.

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

Langan began implementation of the air sparge/soil vapor extraction (AS/SVE) system pilot test, in accordance with the Air Sparge and Soil Vapor Extraction System Pilot Test Work Plan Memorandum, prepared by Langan and submitted to the New York State Department of Environmental Conservation (NYSDEC) on 16 September 2020.

Lakewood Environmental Services Corp., with Langan oversight, installed four groundwater monitoring wells, six SVE wells, and 10 sub-slab monitoring points between 24 and 29 September 2020.

- The four 2-inch-diameter groundwater monitoring wells were installed with a direct-push Geoprobe® drilling rig with 5-foot-long screens.
 - MW21D was installed at 30 feet below grade surface (bgs) with a screened interval from 25 to 30 feet bgs.
 - MW21DD was installed at 40 feet bgs with a screened interval from 35 to 40 feet bgs.
 - MW22D was installed at 35 feet bgs with a screened interval from 30 to 35 feet bgs.
 - MW22DD was installed at 40 feet bgs with a screened interval from 35 to 40 feet bgs.

- The six 4-inch-diameter SVE wells were installed using hollow-stem augers with 5-foot-long screens at about 8 feet bgs. Soil cuttings generated during SVE well installation were containerized in one 55-gallon steel drum.
- The 10 sub-slab monitoring points were installed using a hammer drill.

The locations of the SVE wells and monitoring points were adjusted based on field conditions. Locations of the groundwater monitoring wells, SVE wells, and monitoring points are shown on Figure 2.

Langan collected one groundwater sample from each newly installed groundwater monitoring well. The groundwater samples were submitted to a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory for volatile organic compound (VOC) analysis. Purged groundwater was containerized in three 55-gallon steel drums.

The 55-gallon drums were labeled and are stored on-site in preparation for off-site disposal.

The Community Air Monitoring Program (CAMP) was implemented during ground-intrusive activities. Organic vapors (VOCs) and dust (particulate matter smaller than 10 micrometers [PM10]) concentrations were continuously monitored during work at one perimeter CAMP station. Action levels were not exceeded during the work.

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

Langan will implement the AS/SVE pilot test.

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

An Air Sparge and Soil Vapor Extraction System Pilot Test Work Plan Memorandum was submitted to NYSDEC on 16 September 2020.

7. Information Regarding Percentage of Completion

This BCP project is less than 20% 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

The Remedial Action Work Plan (RAWP) 45-day public comment period ended on 28 September 2020.

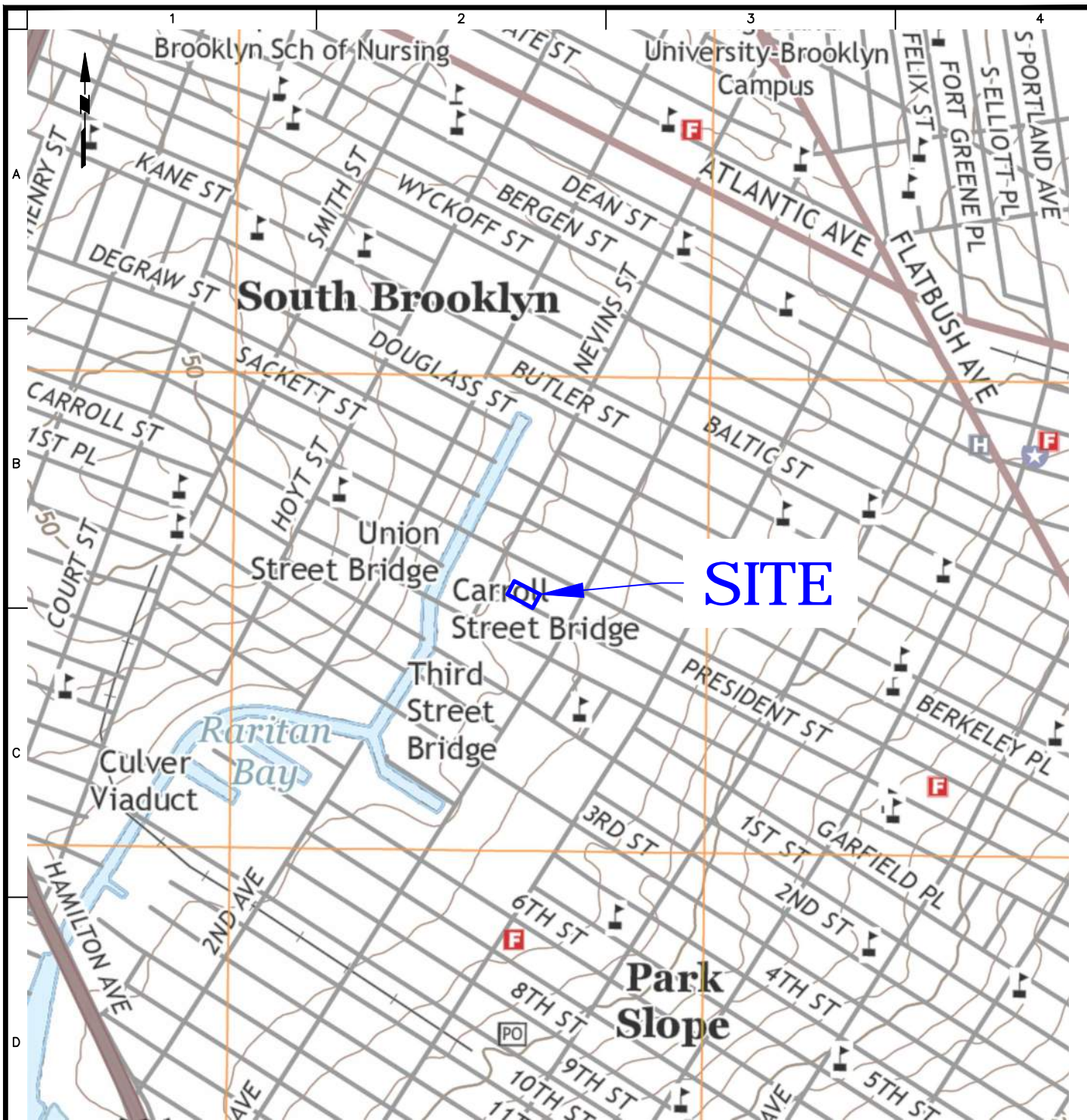
10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None

11. Miscellaneous Information

None

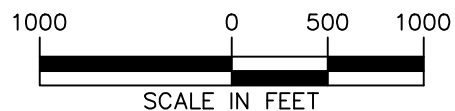
FIGURES



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.

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.



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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

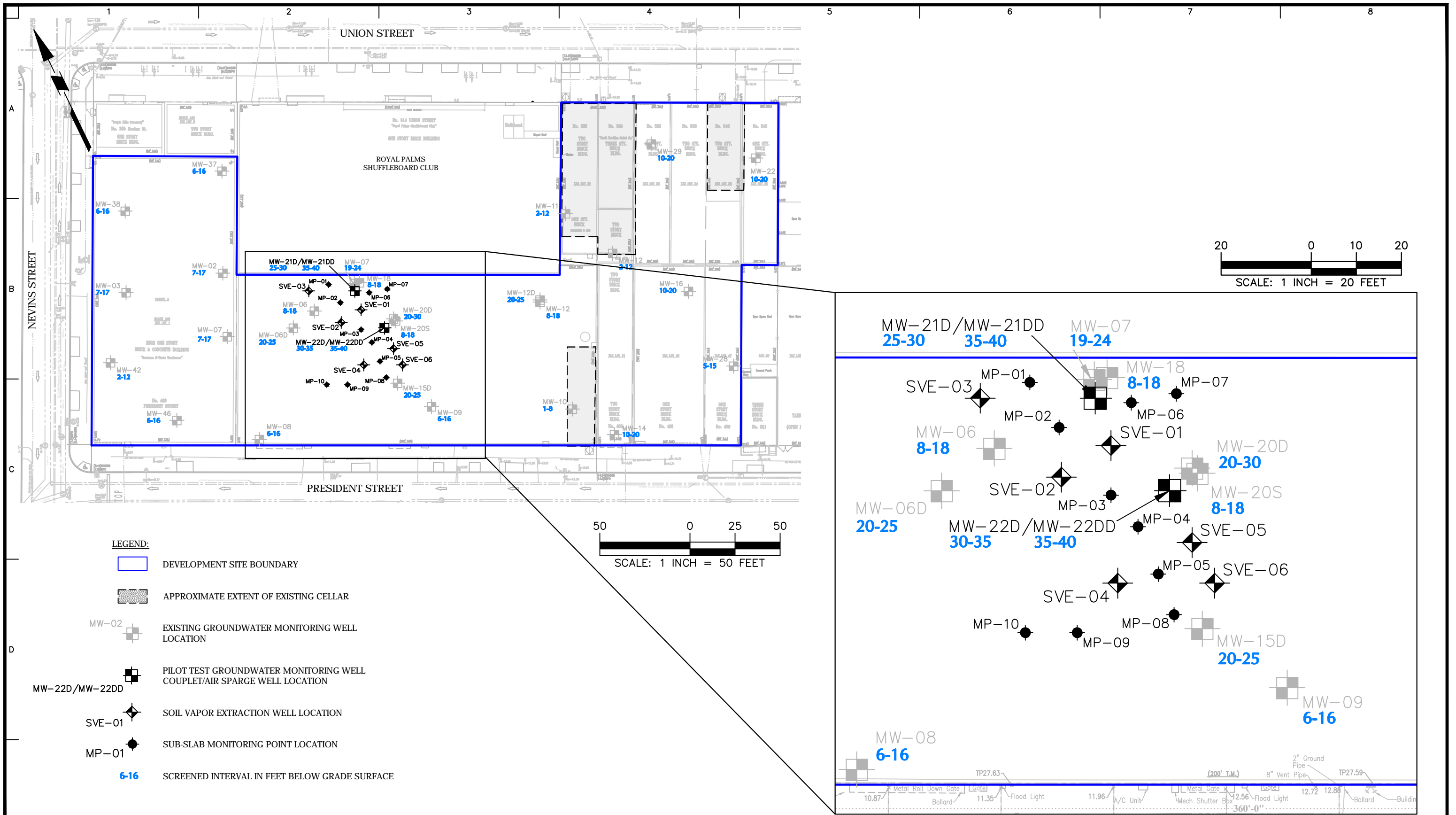
Checked By

PM

Figure No.

1

Sheet 1 of 1



LEGEND:

- DEVELOPMENT SITE BOUNDARY
- APPROXIMATE EXTENT OF EXISTING CELLAR
- EXISTING GROUNDWATER MONITORING WELL LOCATION
- PILOT TEST GROUNDWATER MONITORING WELL COUPLET/AIR SPARGE WELL LOCATION
- SOIL VAPOR EXTRACTION WELL LOCATION
- SUB-SLAB MONITORING POINT LOCATION
- 6-16 SCREENED INTERVAL IN FEET BELOW GRADE SURFACE

NOTES:

1. BASE MAP ADAPTED FROM SURVEY BY NEW YORK CITY LAND SURVEYORS, PC, DATED 14 JUNE 2019.
2. LOCATIONS WERE MEASURED IN THE FIELD AND ARE APPROXIMATE.

<p>LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p>	<p>Project 473 PRESIDENT STREET BLOCK No. 440, LOT No. 1 BROOKLYN</p>	<p>Figure Title PILOT TEST LOCATION MAP</p>	<p>Project No. 170361303</p>	<p>Figure No. 2</p>
	<p>KINGS NEW YORK</p>	<p>Date 10/1/2020</p>	<p>Drawn By VDP</p>	<p>Checked By PM</p>