

**Monthly Progress Report No. 56**  
473 President Street  
Brooklyn, New York  
Brownfield Cleanup Program Site #: C224220  
Reporting Period: October 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 October 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; 3<sup>rd</sup> 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 continued 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.

Langan performed the AS/SVE pilot test between 27 and 29 October 2020. The air sparge pilot test was completed separately at four air sparge wells (MW21D, MW21DD, MW22D, and MW22DD) with an air compressor. The SVE pilot test was completed separately at two SVE wells (SVE02 and SVE05) with a regenerative blower. Variable air injection/extraction rates and variable pressure/vacuum were applied during the pilot test to each test area and the resultant system influence (i.e., pressure or vacuum) was monitored at nearby existing monitoring wells, SVE wells and sub-slab monitoring points. A pilot test location map is included as Figure 2.

Two effluent air samples were collected during the air sparge pilot test. The air samples were collected using summa canisters and were submitted to York Analytical Laboratories Inc. via courier for volatile organic compound (VOC) analysis.

Waste characterization samples were also collected from the 55-gallon drums staged on-site containing soil, groundwater and carbon.

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

Langan will analyze the AS/SVE pilot test results and begin designing the AS/SVE system.

**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 final Remedial Action Work Plan (RAWP) to the NYSDEC on 28 October 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 RAWP was approved and the Decision Document (DD) was issued by the NYSDEC on 9 October 2020. The RAWP and DD were submitted electronically to the project's document repositories on 28 October 2020.

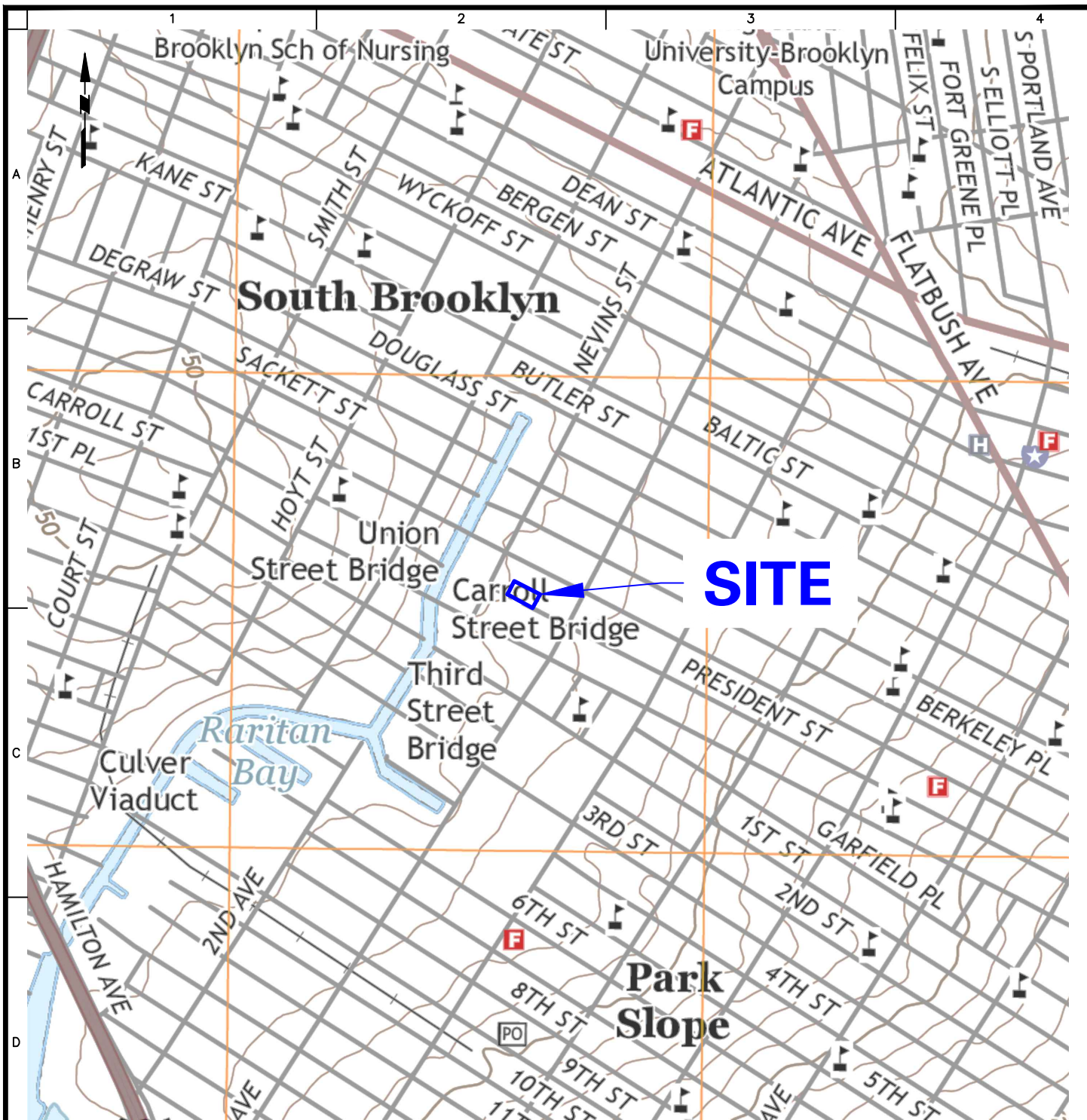
**10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period**

None

**11. Miscellaneous Information**

None

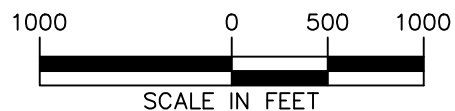
## FIGURES



**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.



**LANGAN**

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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

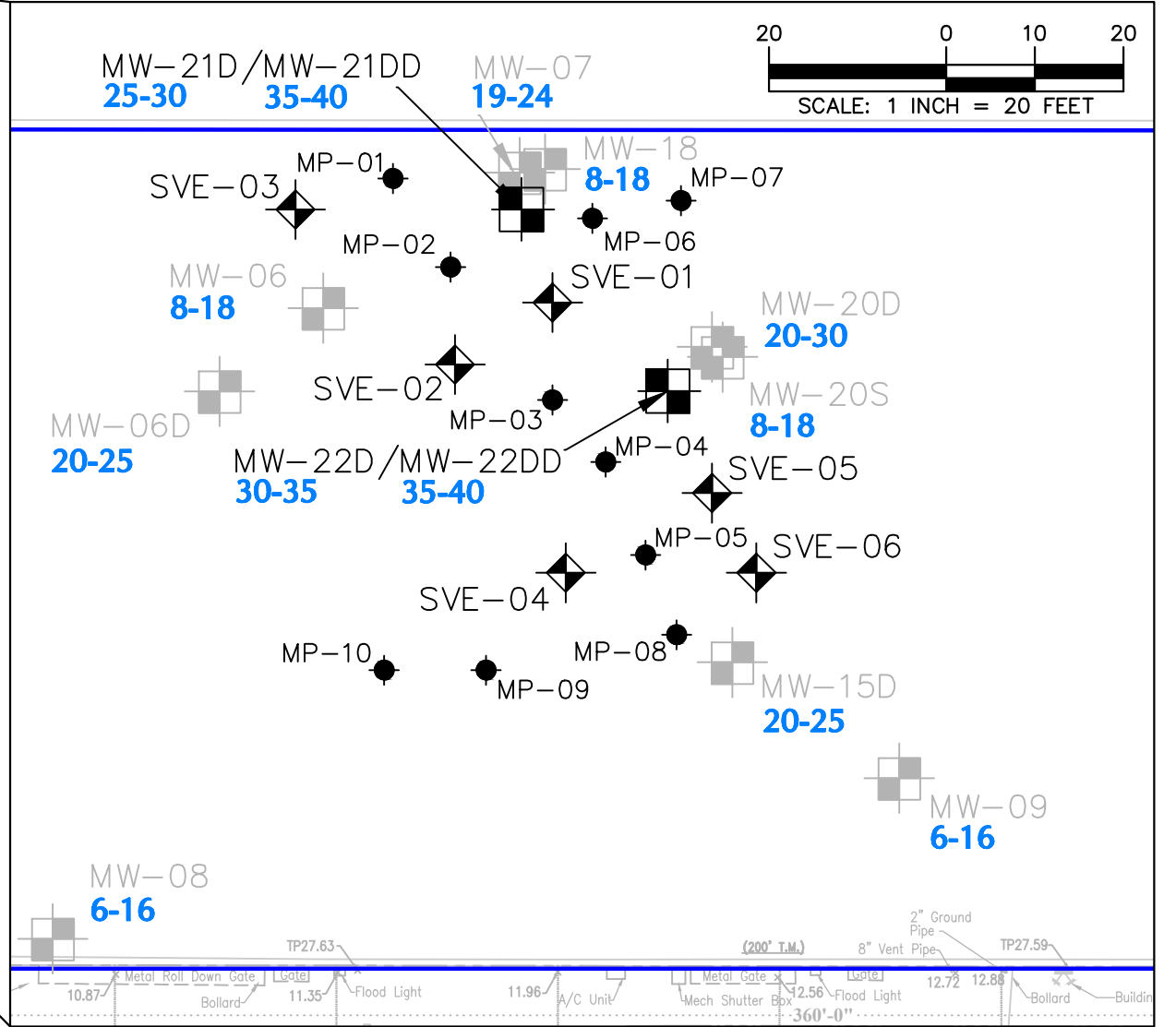
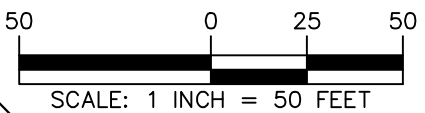
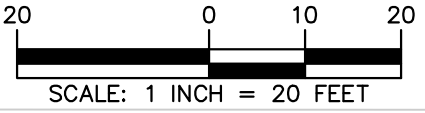
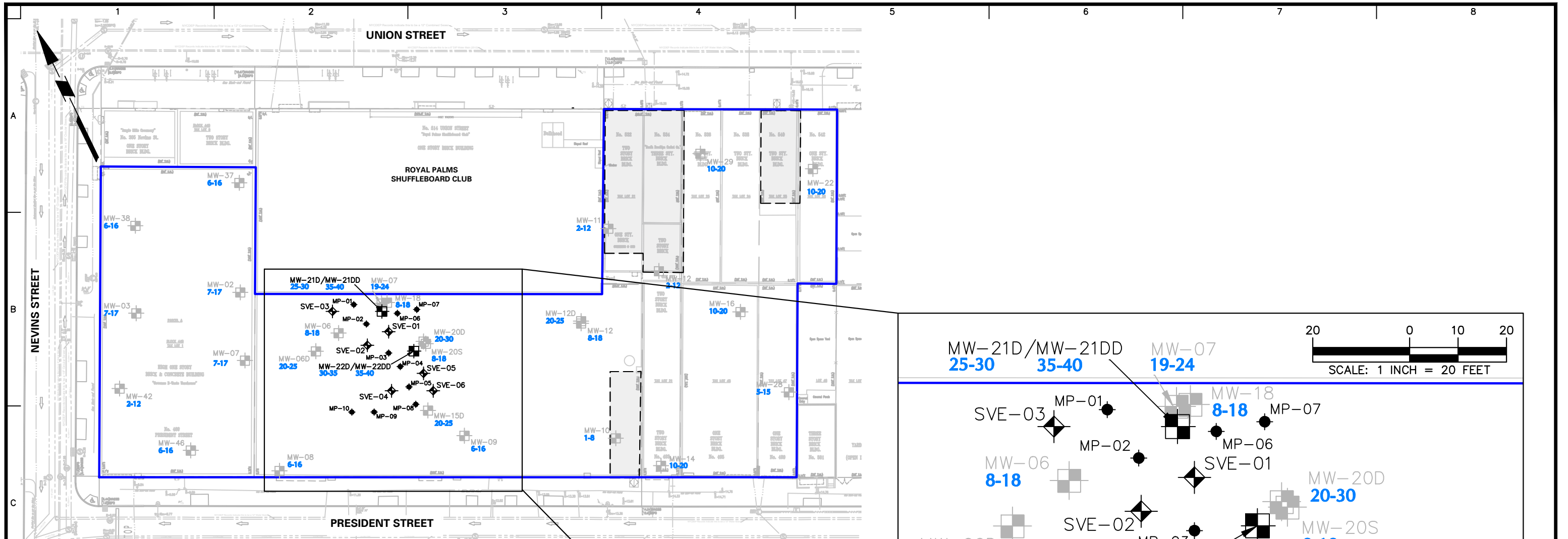
Checked By

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 COUPLER/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><b>LANGAN</b> 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 <b>473 PRESIDENT STREET</b> BLOCK No. 440, LOT No. 1 BROOKLYN</p>	<p>Figure Title <b>PILOT TEST LOCATION MAP</b></p>	<p>Project No. 170361303</p>	<p>Figure No. <b>2</b></p>
	<p>KINGS NEW YORK</p>	<p>Date 10/1/2020</p>	<p>Drawn By VDP</p>	<p>Checked By PM</p>