

Monthly Progress Report No. 70
473 President Street and President Street Portfolio
Brooklyn, New York
Brownfield Cleanup Program Site Nos.: C224220 and C224309
Reporting Period: December 2021

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 473 President Street site, and the 21 July 2020 BCA for the President Street Portfolio site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report, on behalf of 473 President LLC (the Volunteer), to summarize the work performed at 473 President Street and President Street Portfolio (469 President Street, and 532 Union Street) in Brooklyn, New York (the development site) in December 2021. This monthly report was prepared for two Brownfield Cleanup Program (BCP) sites because both sites comprise a single tax lot being redeveloped into a new building.

The approximately 50,845-square-foot (about 1.17 acres) development site is located in the Gowanus neighborhood of Brooklyn and is identified as Brooklyn Borough Tax Map, Block 440, Lot 1. 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 Gowanus Canal is located about 350 feet to the west of the site. The site is currently vacant. A site location map is provided as Figure 1.

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

Perciballi Industries Inc. completed demolition of the site buildings. Perciballi Industries Inc. also excavated seven test pits to depths ranging between 5 and 10 feet below grade surface (bgs) as part of a geotechnical subsurface investigation to document neighboring building foundations. Excavated soil, consisting of fill with varying amounts of sand, concrete, asphalt and gravel, was used to backfill the excavations. Visual, olfactory, and photoionization detector (PID) evidence of contamination was not observed. Langan performed continuous air monitoring on the site perimeter, in accordance with the NYSDEC-approved Community Air Monitoring Plan (CAMP), for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10). VOC and PM10 action levels did not exceed the CAMP action limits during the monitoring period.

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

Langan will conduct a waste characterization investigation.

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 Remedial Design Technical Memorandum to NYSDEC and NYSDOH for review on 3 December 2021.

7. Information Regarding Percentage of Completion

This BCP project is less than 35% 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

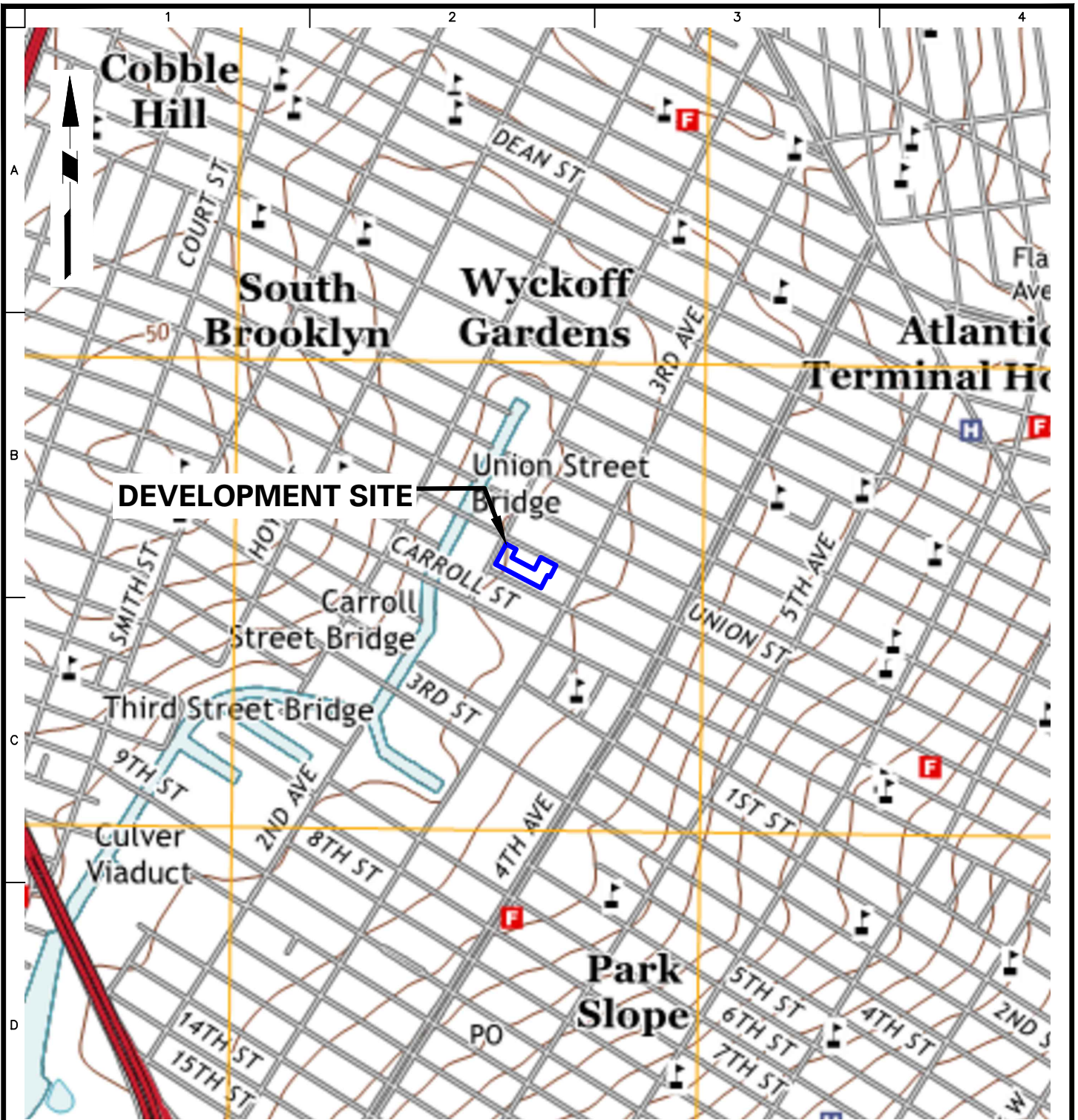
10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None

11. Miscellaneous Information

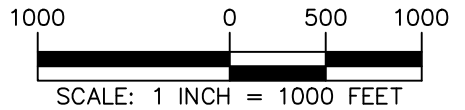
None

FIGURES



NOTES:

1. BASEMAP ADAPTED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, JERSEY CITY, NJ AND BROOKLYN, NY QUADRANGLES, DATED 2016.



<p>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>	Project	Figure Title	Project No.	Figure No.
	473 PRESIDENT STREET AND PRESIDENT STREET PORTFOLIO	DEVELOPMENT SITE LOCATION MAP	170361303	1
	BLOCK No. 440, LOT No. 1 BROOKLYN		Date 2/11/2021	
	KINGS NEW YORK		Drawn By VDP	
			Checked By PM	Sheet 1 of 1