

Monthly Progress Report No. 87

473 President Street and President Street Portfolio
Brooklyn, New York
Brownfield Cleanup Program Site Nos.: C224220 and C224309
Reporting Period: May 2023

1. Introduction

In accordance with the reporting requirements of the 20 August 2015 (amended 24 July, 4 November 2019, and 3 February 2023) Brownfield Cleanup Agreement (BCA) for the 473 President Street site, and the 21 July 2020 (amended 31 January 2023) 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 Gowanus President Owner 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 May 2023. 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

Langan documented implementation of New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plans (RAWP) for the development site.

Skanska USA Inc. (Skanska) mobilized foundation pile installation equipment to the development site on 4 May 2023. Brookside Environmental, Inc. (Brookside) mobilized to the site on 2 May 2023 to decommission three previously uncovered underground storage tanks (UST). Skanska, Brookside, and Mayrich Constriction Corp. (Mayrich) completed the following activities:

- Demolition of the former concrete slab and former foundation elements. Construction and demolition (C&D) debris was stockpiled on-site prior to being loaded into trucks for off-site disposal at the Faztec Industries facility in Staten Island, New York.
- Soil excavation to achieve desired site grade for foundation pile installation and perform remedial excavation, in accordance with the RAWP. Excavated soil/fill was stockpiled on-site prior to being loaded into trucks for off-site disposal to the Bayshore Soil Management, LLC facility in Keasbey, New Jersey, and to the Clean Earth of Philadelphia, LLC facility in Philadelphia, Pennsylvania.
- Completion of one remedial excavation on BCP Site No. C224220 to remove two USTs discovered on 1 May 2023 (location shown on Figure 2).

- Two approximately 550-gallon USTs partially encased in concrete were removed from the remedial excavation in the southeastern part of the site.
 - Petroleum-like odor and photoionization detector (PID) readings up to 77.3 parts per million (ppm) were measured in the remedial excavation in the northern part of the site. Langan collected the following base-of-excavation endpoint soil sample and 4 sidewall confirmation endpoint soil samples from the remedial excavation area: EP-06_6, EPS-13_9, EPS-14_9, EPS-15_9 and EPS-16_9. Confirmation endpoint soil sample locations are shown on Figure 2.
- Brookside decommissioned three USTs previously uncovered at the site. The two 550-gallon USTs were cut open, cleaned with absorbent pads, and contained in a 55-gallon drum for off-site disposal at Clean Water of New York Inc facility in Staten Island, New York.
- Three UST carcasses were disposed of off-site as scrap metal to the TNT Scrap facility in Brooklyn, New York.
- Advanced 14 test foundation piles, and one sacrificial pile, to a maximum depth of about 70 feet below grade surface (bgs). Drilling spoils were stockpiled on polyethylene sheeting on-site pending off-site disposal.
 - Langan collected three waste characterization samples from the spoil stockpiles to facilitate disposal facility approval and future off-site disposal.

Langan performed continuous air monitoring for volatile organic compounds (VOC) and particulate matter smaller than 10 microns in diameter (PM10) using four perimeter air monitoring stations at upwind and downwind locations during ground-intrusive activities. VOC and PM10 action levels were not exceeded during the monitoring period.

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

Implementation of the NYSDEC-approved RAWPs for the development site will continue.

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

None

5. Results of Sampling, Testing and Other Relevant Data

Confirmation endpoint soil sample results for the four remedial excavations conducted at 473 President Street (BCP Site No. C224220) were submitted to NYSDEC for review via e-mail on 22 May 2023. Validated results will be documented in the Final Engineering Report (FER).

6. Deliverables Submitted During This Reporting Period

Daily field reports documenting RAWP activities for 473 President Street and President Street Portfolio were submitted to NYSDEC and New York State Department of Health (NYSDOH).

7. Information Regarding Percentage of Completion

This BCP project is less than 50% 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

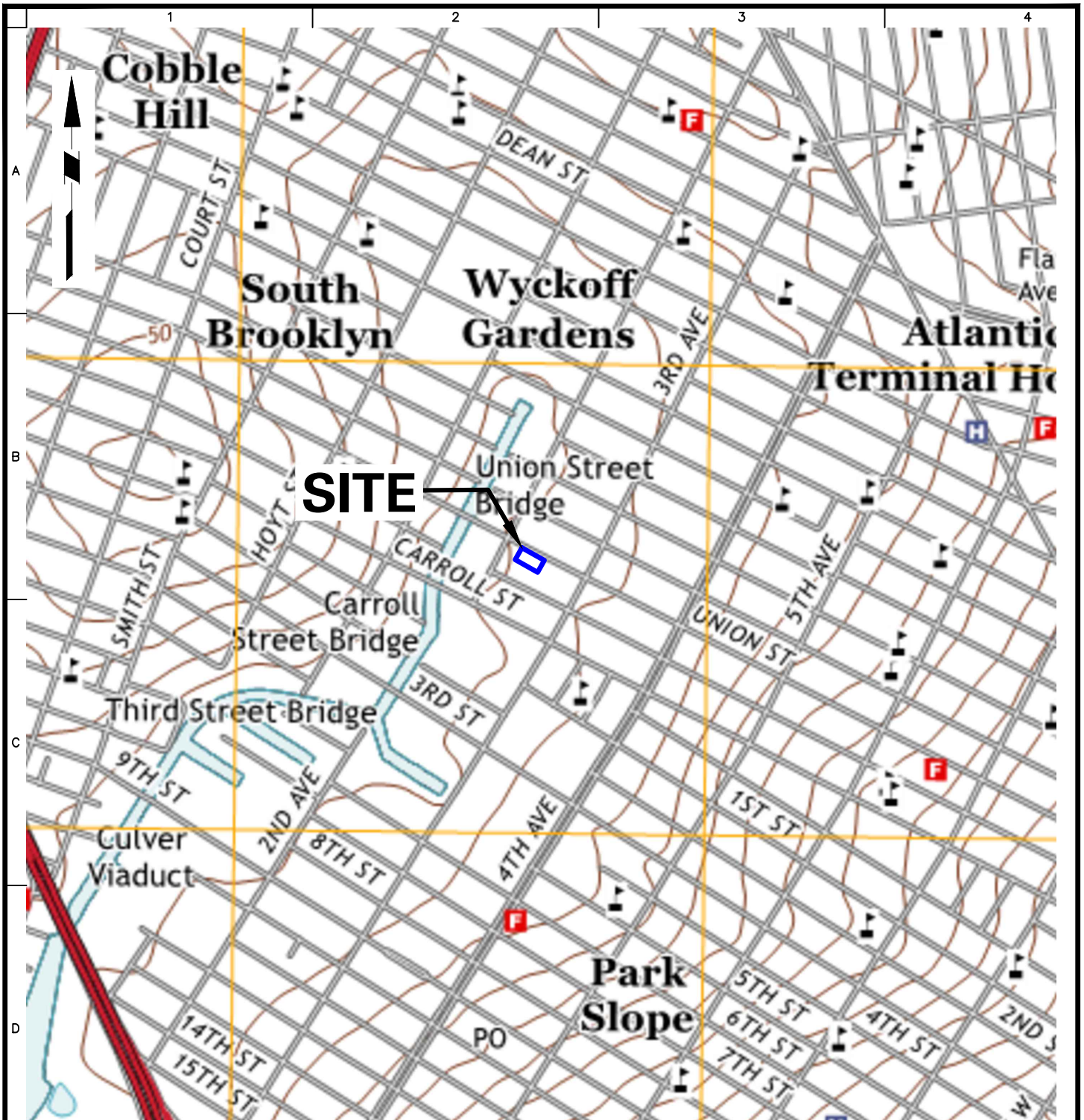
10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None

11. Miscellaneous Information

None

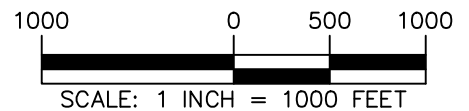
FIGURES



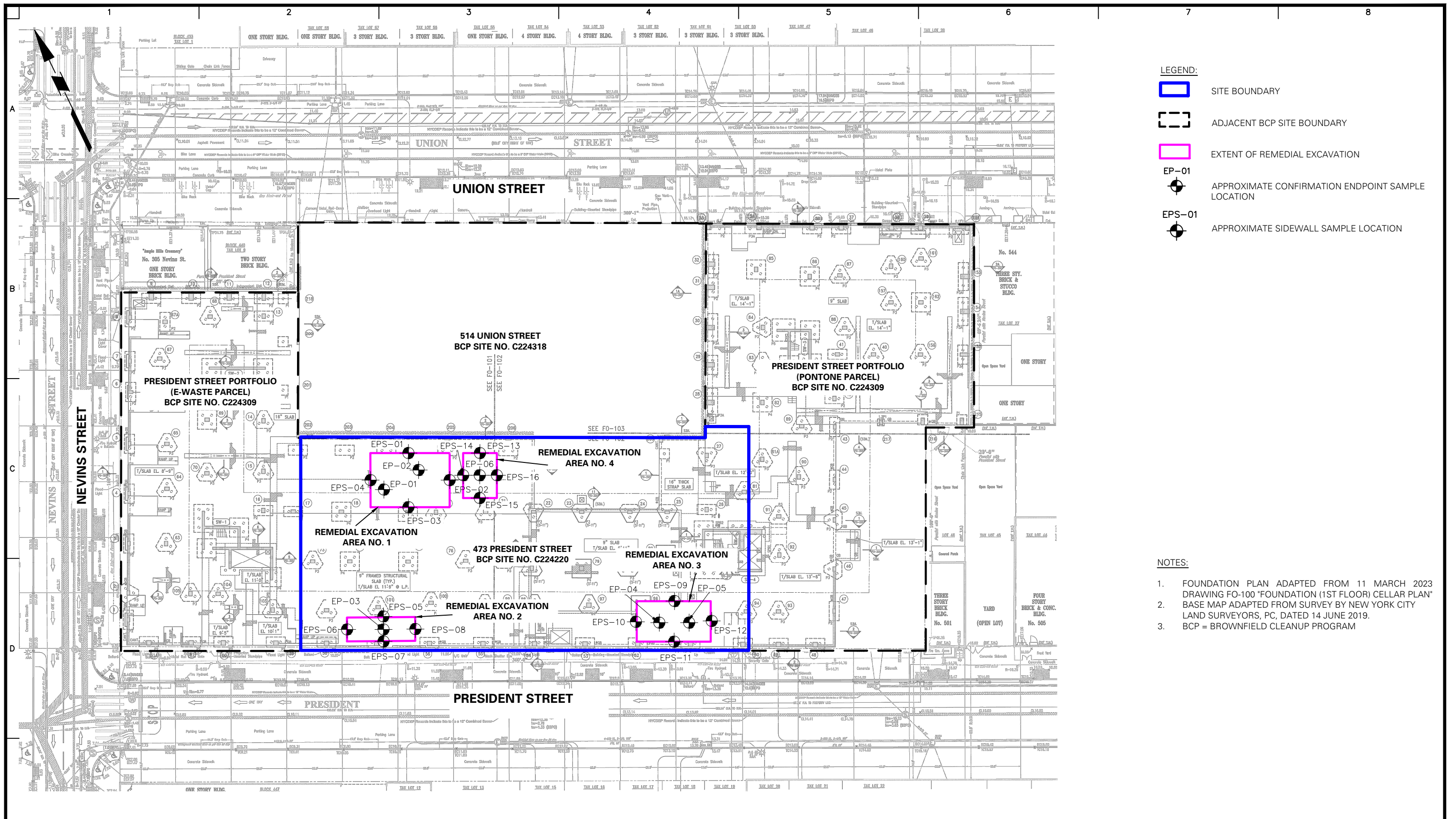
NOTES:

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

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.



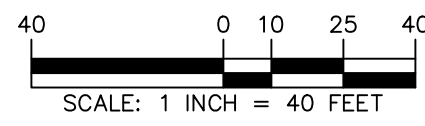
<p>Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p>	Project	Figure Title	Project No.	Figure No.
	514 UNION STREET	SITE LOCATION MAP	170361303	1
	BLOCK No. 440, LOT No. 12 BROOKLYN		Date 04/05/2021	
	KINGS NEW YORK		Drawn By VDP	
			Checked By PM	Sheet 1 of 2



- LEGEND:**
- SITE BOUNDARY
 - ADJACENT BCP SITE BOUNDARY
 - EXTENT OF REMEDIAL EXCAVATION
 - EP-01 APPROXIMATE CONFIRMATION ENDPOINT SAMPLE LOCATION
 - EPS-01 APPROXIMATE SIDEWALL SAMPLE LOCATION

- NOTES:**
1. FOUNDATION PLAN ADAPTED FROM 11 MARCH 2023 DRAWING FO-100 "FOUNDATION (1ST FLOOR) CELLAR PLAN"
 2. BASE MAP ADAPTED FROM SURVEY BY NEW YORK CITY LAND SURVEYORS, PC, DATED 14 JUNE 2019.
 3. BCP = BROWNFIELD CLEANUP PROGRAM

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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	Project 473 PRESIDENT STREET BLOCK No. 440, p/o LOT No. 1 BROOKLYN NEW YORK	Figure Title CONFIRMATION ENDPOINT SAMPLE LOCATION MAP	Project No. 170361303 Date 05/10/2023 Drawn By AS Checked By VDP	2
	Project KINGS	Figure No.		