

May 10, 2023

Mr. Richard Mustico  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, New York 12233-5060

Re: Monthly Progress Report, April 2023  
Greenpoint Ferry (Java Street) Site  
127-141 West Street  
Brooklyn, New York 10466  
Tax Block and Lot 3-2538-1  
NYSDEC Site No. C224272

Dear Mr. Mustico:

Roux Environmental Engineering and Geology, D.P.C. (Roux), on behalf of 1 Java Owner LLC, is submitting this Monthly Progress Report (Report) for the Greenpoint Ferry (Java Street) site, located at 127-141 West Street (a.k.a. 14-28 India Street and 1-45 Java Street) in the Greenpoint section of Brooklyn, Kings County, New York (referred to herein as Site).

Stiles Properties, LLC entered into a Brownfield Cleanup Agreement (BCA) with the New York State Department of Environmental Conservation (NYSDEC) on October 31, 2018, to investigate, remediate and redevelop the 2.441-acre Site (BCA Index No. C224272-08-15; BCP Site No. C224272). Subsequently, the BCA was amended on January 8, 2021, to include 1 Java Owner LLC to the BCA as a Participant. This Report was prepared as required by the NYSDEC BCA dated October 31, 2018, as amended on January 8, 2021, Site No. C224272. This Report describes activities completed at the Site in April 2023.

### **I. BCP Activities Completed during the Reporting Period**

The remedial work completed during this period was done in accordance with the Remedial Action Work Plan (RAWP), prepared by Roux dated May 2021 and revised February 2022. Roux provided oversight of subcontractors and implemented the RAWP Site-specific community air monitoring plan (CAMP) during intrusive activities. CAMP monitoring was performed each day, weather permitting, and consisted of three CAMP stations monitoring dust and organic vapors in upwind and downwind ambient air around the work areas as well as near the pedestrian entrance of the Ferry located at the end of India Street. Each station consisted of a particulate meter and a photoionization detector. There were four temporary dust exceedances, on April 4<sup>th</sup>, April 13<sup>th</sup>, April 14<sup>th</sup>, and April 18<sup>th</sup>. On each occasion, work was stopped, or dust suppression activities were deployed until levels returned to below exceedance values.

General foundation and support of excavation (SOE) work continued with soil disposal activities occurring, as necessary in accordance with the RAWP. Excavation for SOE and foundation elements (i.e., footings) resulted in offsite soil disposal which is discussed in more detail below. Additionally, contractors installed rebar, concrete forms, and waterproofing Site-wide. Contractors also drove piles, installed sheet metal walls, drilled caissons, backfilled soil approved for reuse, and poured concrete

to create whalers, mud slabs, foundation slabs, pile caps, and foundation walls. Contractors also continued building an L-retention wall along the East River. Dewatering activities continued.

Drilling associated with the installation of the geothermal wells continued throughout April 2023, in accordance with the Change of Use (COU) notification previously submitted to NYSDEC.

During this reporting period, 115 loads of non-hazardous soil were exported to the Bayshore Recycling Corporation in Keasbey, New Jersey. Roux was present on all working days and daily reports were submitted to NYSDEC and the New York State Department of Health (NYSDOH).

On March 29, 2023, a small hydraulic oil spill occurred on the southeast portion of the Site. This small spill was called into the NYSDEC Hot Line on March 29, 2023, and was assigned Spill Number 2210240. Impacted soil was limited to only the shallow zone (0 to a maximum of 2 inches below grade), as the contractors very quickly responded to the release using oil absorbent material (i.e., Oil-Dri). This quick response, combined with the fact that the spill occurred in the heavy equipment loading area where the soil is highly compacted, prevented the hydraulic oil from migrating beyond the shallow, surface soil. On March 29 through March 31, 2023, the contractor used shovels to remove the impacted shallow surface soil. All visually impacted soil was removed and containerized in drums for offsite disposal. A total of five drums were generated for offsite disposal. Shortly after cleanup, Roux screened the shallow excavation area with a photoionization detector (PID) and did not identify any detections above background levels.

Following cleanup, on April 5, 2023, at the direction of NYSDEC, Roux collected a composite soil sample from the base of the shallow excavation area to document the cleanup. The soil sample was analyzed for CP-51 VOCs and SVOCs. All compounds were either non-detect or detected below the NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives. NYSDEC closed the spill on May 2, 2023.

## **II. BCP Activities Planned for the Next Reporting Period (May 2023)**

Remedial activities will continue in May with SOE installation, excavation, and soil disposal activities until completion. Roux will continue to provide oversight of subcontractors and implement CAMP during intrusive activities. All work will be completed in accordance with the RAWP dated May 2021 and revised February 2022.

## **III. Schedule and Changes to Scope of Work or Schedule**

No changes to the scope of work or schedule occurred during the reporting period.

## **IV. Sampling and Other Data Received or Generated during the Reporting Period**

Roux collected endpoint samples EP-1, EP-2, EP-3, EP-4, EP-5, EP-10, EP-11, EP-12, and EP-13. Roux collected one composite soil sample for spill closure, as discussed above. Roux will provide the results from this sampling to NYSDEC.

## **V. Deliverables Submitted during the Reporting Period**

Daily reports were provided to the NYSDEC/NYSDOH.

## **VI. Percentage of Work Completion and Any Delays**

Remedial activities continued, including excavation and soil disposal. Roux will continue to track and report ongoing soil disposal activities to NYSDEC. 9,500 CY of non-hazardous soil and an additional 520 CY of hazardous lead-impacted soil has been exported off-Site to date.

**VII. Citizen's Participation Plan Actions Taken during the Reporting Period**

No Citizen Participation Actions occurred during the reporting period.

**VIII. Citizen's Participation Plan Actions Planned for the Next Reporting Period**

No Citizen Participation Actions planned for the next reporting period.

If you have any questions or concerns, please feel free to contact the undersigned at 631-232-2600.

Sincerely,

**ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.**



Emily Butler  
Project Geologist



Robert Kovacs, P.G., LSRP  
Principal Scientist

**Attachments**

cc: Scarlett McLaughlin, NYSDOH  
Brooke Nicholson, Lendlease  
Bruce Anderson, Lendlease  
Scott Walsh, Lendlease  
Michael Bogin, Sive Paget  
Jennifer Coghlan, Sive Paget