

January 10, 2024

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, December 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 December 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 no CAMP exceedances recorded during December.

General foundation and support of excavation (SOE) work continued with soil disposal activities occurring, as necessary in accordance with the RAWP. Additionally, contractors installed rebar, concrete forms, utilities, and waterproofing Site-wide. Sections of installed waterproofing/vapor barrier were inspected by Roux and all necessary corrections and repairs were made prior to concrete pouring. Contractors drilled additional geothermal wells, trenched, and installed horizontal well connections, backfilled soil approved for reuse, imported approved material for grading and bedding, and poured concrete for foundation slabs foundation walls. Contractors continued electrical and plumbing work throughout the Site. Contractors excavated for utility installation throughout the west end of the Site. Contractors installed sections of perforated and solid piping for the Sub-Slab Depressurization System (SSDS) in several areas throughout the Site, with Roux inspecting completed sections. Contractors continued pressure testing previously installed geothermal wells and continued flushing wells throughout the Site. All work for the geothermal system has been completed on the west half of the Site, with all

wells tested and connected to the main geothermal manifold. Dewatering activities continued. A crane was installed on the north end of the Site and superstructure work began on the west end of the Site.

NYSDEC closed spill number 2210240 on May 2, 2023. See May 2023 monthly report for more information.

II. BCP Activities Planned for the Next Reporting Period (January 2023)

Remedial activities will continue in January with SOE installation, excavation, and soil disposal activities until completion. Contractors will continue installing waterproofing throughout the Site, as well as piping for the Sub-Slab Depressurization System (SSDS), with Roux inspecting all completed sections. 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 three endpoint samples during the reporting period; endpoint samples EP-9, EP-29, and EP-45 were collected on December 7th.

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. Approximately 12,920 CY of non-hazardous soil and an additional 660 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

cc: Scarlett McLaughlin, NYSDOH
Brooke Nicholson, Lendlease
Michael Bogin, Sive Paget
Jennifer Coghlan, Sive Paget