

Monthly Progress Report No.86

Christopher and Weehawken Streets
173-175 Christopher Street, New York, New York
Brownfield Cleanup Program Site #: C231098
Reporting Period: November 2023

1. Introduction

In accordance with the September 9, 2015 Brownfield Site Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. (Langan) prepared this monthly progress report, on behalf of Kermit 79, LLC, 7-9-11 Weehawken Street, LLC, and 300 West 10th Street, LLC (“Participants”), to summarize the work performed at 173 Christopher Street in New York, New York (the “site”) during the month of November 2023.

Also known as Block 636, Lot 34, the site consists of a rectangular-shaped lot encompassing a total of 4,200 square feet (\pm 0.09 acres). Improvements to the site include a vacant, partitioned three-story commercial/residential building with a full basement. The site building formerly operated as a machine shop between 1921 and 1950. The site is bounded by multi-story mixed residential/commercial buildings to the north; a one story commercial building to the east; Christopher Street to the south, and a four-story mixed residential/commercial building to the west. A Site Location Map is attached as Figure 1.

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

None.

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

Langan will coordinate project redesign implications with ownership and the NYSDEC and revise the RAWP to address NYSDEC comments, which is due January 30, 2023.

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

None.

7. Information Regarding Percentage of Completion

This BCP project is about 45% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None.

9. Community Participation (CP) Plan Activities during This Reporting Period

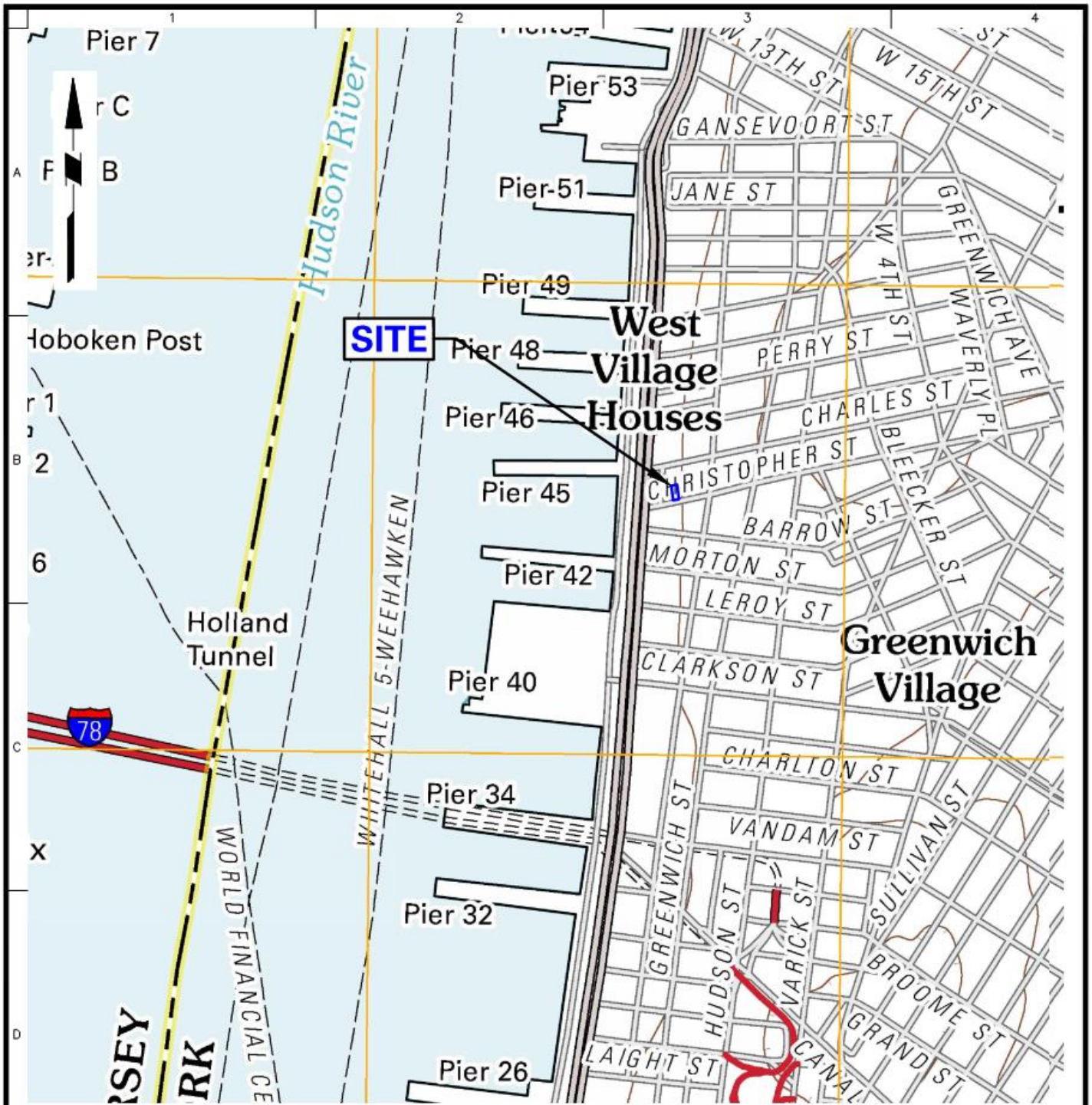
There were no community participation tasks completed.

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

None.

11. Miscellaneous Information

There is no additional miscellaneous information to report.




MAP REFERENCE: USGS 7.5-MINUTE JERSEY CITY, N.J., TOPOGRAPHIC QUADRANGLE, DATED 1967, REVISED 1981

LEGEND

 APPROXIMATE BROWNFIELD CLEANUP PROGRAM SITE BOUNDARY



QUADRANGLE LOCATION

 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan	Project 173 CHRISTOPHER STREET BLOCK No. 636, LOT No. 34 NEW YORK NEW YORK	Figure Title SITE LOCATION MAP	Project No. 170363501 Date 10/2/2015 Scale NTS Drawn By NM Checked By JA Submission Date JANUARY 2016	Figure No. 1 Sheet 1 of 5
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