



April 10, 2022

Mr. Christopher Allan
Environmental Engineer
New York State Department of Environmental Conservation
47-40 21st Street, Long Island City, New York 11101

Re: Monthly Status Report #2 – March 2022
13-12 Beach Channel Drive
13-12, 13-16, and 13-24 Beach Channel Drive, Far Rockaway, NY
NYS Brownfield Cleanup Program Site ID No. C241254

Dear Mr. Allan:

Impact Environmental Closures, Inc. (IEC) has prepared this Monthly Site Status Report on behalf of BCD Owner LLC for activities completed during the month of March 2022 as part of the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) project located at 13-12, 13-16, and 13-24 Beach Channel Drive, Far Rockaway, New York (the "Site"). This Monthly Report summarizes Site progress within the BCP pursuant to the reporting requirements set forth in Section XI of the Brownfield Cleanup Agreement (BCA), which was signed on July 14, 2021, by the NYSDEC for the applicant BCD Owner LLC to participate in the NYS BCP as a volunteer. BCA Index No. C241254-06-21 and NYSDEC Site No. C241254 was assigned to the Site.

Actions Completed in Previously:

- The NYSDEC approved the Remedial Investigation Work Plan (RIWP) on September 12, 2021.
- The draft Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) were submitted to the NYSDEC in January 2022.
- The RAWP Fact Sheets were published on January 20, 2022, and the 45-day public comment period ran through to March 5, 2022.

Actions Completed in March 2022:

- On March 7, 2022, Mr. Allan sent email correspondence to IEC with NYSDEC and NYSDOH comments to the draft RIR and RAWP.
- On March 11, 2022, IEC submitted a "Change of Use" form to Mr. Allan for the proposed demolition of the remaining onsite structures.
- On March 14, 2022, Mr. Allan sent email correspondence to IEC stating that the NYSDEC would waive the 60-day notice to demolish the remaining onsite structures.

- On March 15, 2022, Mr. Allan sent email correspondence to IEC stating that NYSDOH provided him with an RIR acceptance letter (this letter was not provided to IEC).
- On March 29, 2022, IEC uploaded the amended RIR to the NYSDEC via the File Transfer Service.
- On March 30, 2022, IEC uploaded the amended RAWP to the NYSDEC via the File Transfer Service.
- On March 31, 2022, Mr. Allan emailed IEC with several final comments for the draft RIR and RAWP.
- The Site is vacant and remains inactive.

Anticipated Activities for April 2022:

- IEC will address said comments and submit final and certified RIR and RAWP reports.
- IEC and the Volunteer is awaiting issuance of the Decision Document from the Department.
- Building demolition will occur at the end of April 2022.
- No planned intrusive field work is scheduled.

If you have questions or comments regarding this matter, please feel free to contact me at (631) 269-8800.

Sincerely,

IMPACT ENVIRONMENTAL CLOSURES, INC.



Christopher Connolly
Project Manager

CC: R. Gropper, BCD Owner LLC
J. Weisstuch, BCD Owner LLC
D. Carstarphen, BRC
G. Mendez-Chicas, Impact Environmental Closures, Inc.
K. Kleaka, Impact Environmental Closures, Inc.
J. O'Connell, NYSDEC
M. Yau, NYSDEC
E. O'Neil, NYSDOH