



Impact Environmental Engineering and Geology, PLLC

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July 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 #5 – June 2022 Reporting Period
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 Engineering and Geology, PLLC (Impact) has prepared this Monthly Site Status Report on behalf of BCD Owner LLC for activities completed during the month of June 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.

Remedial Actions Completed in June 2022:

- On June 6, 2022, IEC provided a translated version of the approved RA Start Fact Sheet to NYSDEC Project Manager, Mr. Christopher Allan.
- On June 7, 2022, IEC mailed out the approved RA Start Fact Sheets to the required contacts on the NYSDEC contacts list. A certification of mailing was subsequently forwarded to Mr. Allan on the same day.
- Between June 14 and 17, 2022, in-situ groundwater treatment using PlumStop Liquid Activate Carbon and Sulfidated-MicroZVI along the southern portion of the Subject Property, located on Lot 5.
- On June 30, 2022, supplemental waste characterization sampling was performed at two (2) hot-spots SB-1 and SB-4 to determine if they are characteristically hazardous and collect additional Synthetic Precipitation Leaching Procedure (SPLP) analysis at SB-8 through SB-12 (0-2-ft) at the request of the solid waste disposal facility.

Remedial Actions Anticipated for July 2022:

- IEC will conduct a round of post-injection groundwater sampling. Samples will be collected from all accessible wells (i.e., those not destroyed during building demo). Samples collected will be analyzed for TCL VOCs, while wells located on Lot 5 will also be analyzed for geochemistry parameters to monitor the performance of the above injections.

Results of Sampling, Testing and Other Relevant Data:

- None.

Delays or Issues Encountered or Anticipated That May Affect the Schedule:

- None.

Miscellaneous Information:

- None.

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