

Monthly Progress Report No. 9

326-350 Rockaway Avenue

Brooklyn, New York

Block 3499, Lot 25

Brownfield Cleanup Program Site #: C224328

Reporting Period: January 1 through January 31, 2023

1. Introduction

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan) prepared this progress report on behalf of 326 Rockaway Managing Member LLC to summarize the work performed at 326-350 Rockaway Avenue, Brooklyn, New York (the site) from January 1 through January 31, 2023.

The site is located in the Brownsville neighborhood of Brooklyn and occupies Kings Borough Tax Block 3499, Lot 25. The site occupies a footprint of 32,826-square-foot (0.75 acres) and is bound by bound by East New York Avenue to the north, Rockaway Avenue to the east, vacant land followed by residential buildings and Pitkin Avenue to the south, and Chester Street to the west. A Site Location Map is provided as Figure 1.

The site is improved with a vacant commercial-use building complex comprised of five interconnected buildings with partial basements, and vacant lots previously used for commercial vehicle parking and materials storage, and employee parking. Historical site operations included a paint supply store (1928), a hat cleaner (1934), an exterminating company (1949), and a lamp manufacturing company (1960 to 1965).

A February 2020 subsurface investigation conducted by Langan indicated the presence of semivolatile organic compounds (SVOCs), pesticides and metals impacts to soil. The BCA was entered with the New York State Department of Environmental Conservation (NYSDEC) on November 2, 2021. The NYSDEC approved a Remedial Investigation Work Plan (RIWP) in May 2022. The final Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) were submitted to the NYSDEC on November 15 and 11, 2022, respectively. Site remediation began on January 13, 2023.

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

A kick-off meeting was held with the NYSDEC and project team on January 26, 2023. A list of remedial actions completed during the reporting period is provided below:

- Northeast Demolition (Northeast) continued demolition of the existing site buildings, and removed a concrete encasement surrounding the out-of-service 1,080-gallon aboveground storage tank (AST) located in the northeastern part of the site. The top of the 4-foot-diameter AST was encountered about 2 feet below sidewalk grade, and was partially buried in soil. As such, the AST will be referenced to as an underground storage tank (UST; UST-1).
- Dover Environmental Group, Inc. (Dover) emptied and cleaned the 1,080-gallon UST uncovered during demolition. About 150 gallons of No. 2 fuel oil and residual product were containerized in an about 330-gallon Intermediate Bulk Container (IBC) tote and a 55-gallon drum and transported off-site for disposal at the JG Environmental Waste

Processing Facility located in Lancaster, Pennsylvania. The cleaned UST was transported to the TNT Scrap Metal facility in Brooklyn, New York for off-site disposal. Upon removing the UST from the subsurface, evidence of impacts was not observed in surrounding fill/soil.

- Lakewood Environmental Services Corp. (Lakewood) decommissioned six Remedial Investigation (RI) monitoring wells across the site (MW01-MW06) and one geotechnical observation well (OW-1), previously installed by GeoDesign, in accordance with the NYSDEC Commissioner Policy (CP)-43.

In accordance with the approved RAWP, a Community Air Monitoring Program (CAMP) was performed during ground-intrusive activities.

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

Remedial activities will continue in accordance with the RAWP during the next reporting period.

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

Daily reports summarizing site activities, locations of remedial and construction work, CAMP results, explanation of notable site conditions, and descriptions of anticipated site activities were submitted to the NYSDEC.

7. Information Regarding Percentage of Completion

This BCP project is 10% complete.

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

None.

9. Citizen Participation (CP) Plan Activities during this Reporting Period

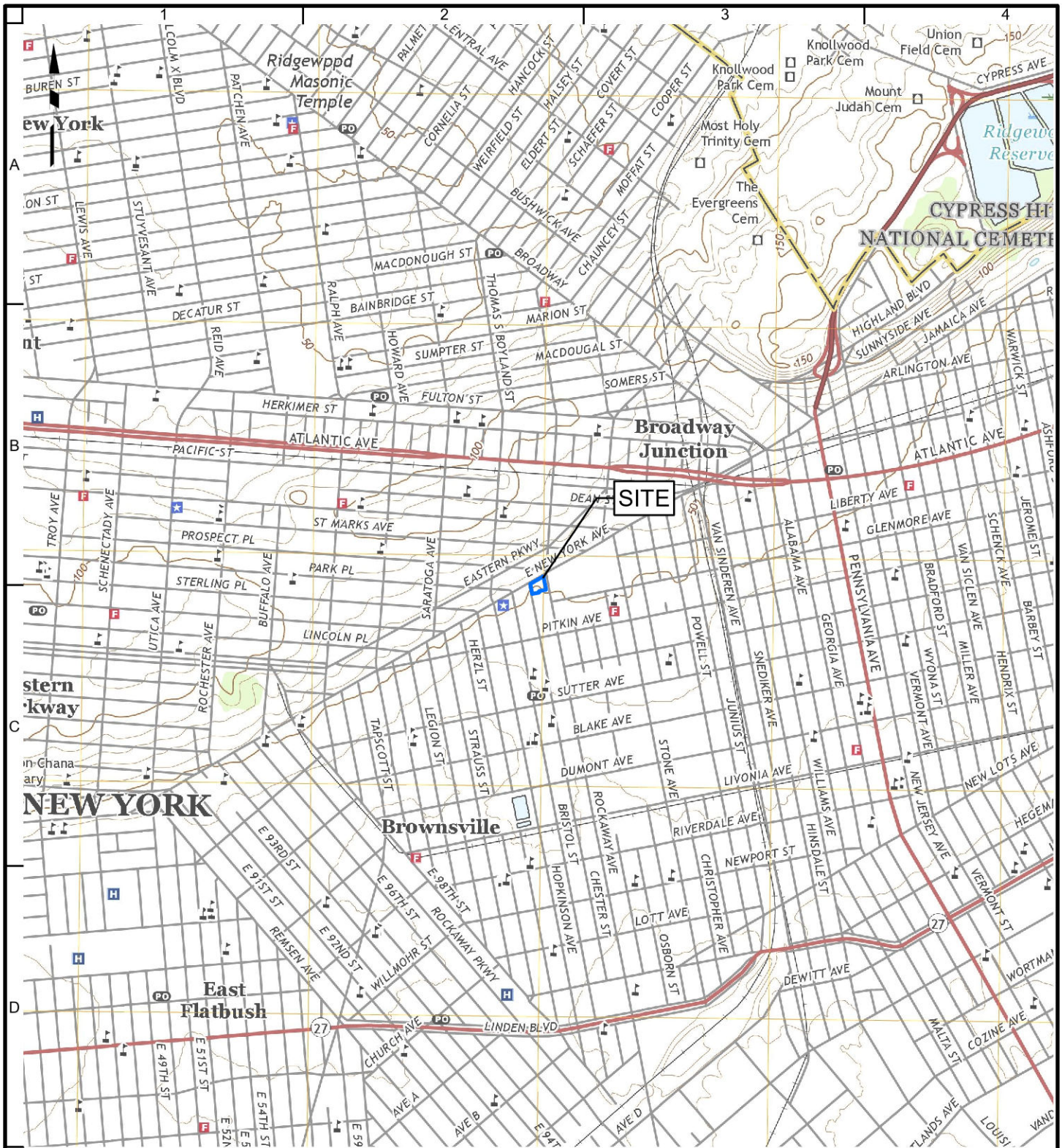
None.

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

None.

11. Miscellaneous Information

None.



Legend

 Approximate Site Boundary



NOTES:
1. BASEMAP ADAPTED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, BROOKLYN, NEW YORK, QUADRANGLE, DATED 2019.

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Project
**326-350
ROCKAWAY AVENUE**
BLOCK 3499, LOT 25
BROOKLYN
KINGS COUNTY NEW YORK

Figure Title
**SITE LOCATION
MAP**

Project No.
170610401
Date
6/29/2021
Scale
1"=2,000'
Drawn By
MG
Submission Date

Figure No.
1
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