

Monthly Progress Report No. 10

326-350 Rockaway Avenue
Brooklyn, New York
Block 3499, Lot 25
Brownfield Cleanup Program Site #: C224328
Reporting Period: February 1 through February 28, 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 February 1 through February 28, 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 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 list of remedial actions completed during the reporting period is provided below:

- Legacy Contractors NYC (Legacy) began installation of support of excavation (SOE) elements along the site perimeters.
- Legacy removed the pre-existing concrete slab throughout the site.
- Legacy excavated, stockpiled, and/or directly loaded non-hazardous historic fill for off-site disposal to the Bayshore Soil Management (BSM) facility located in Keasbey, New Jersey.
- Legacy exposed three about 550-gallon underground storage tanks (UST; UST-2 through UST-4) in the southwestern part of the site. UST-2 appeared to be filled with about 6 inches of a fuel-oil and water mixture, and UST-3 and UST-4 appeared to be empty. A petroleum-like odor and a maximum photoionization detector (PID) reading of 178.6

parts per million (ppm) was observed from an opening in UST-2. A petroleum-like odor and a maximum PID reading of 32.06 ppm was observed from an opening in UST-3. No odors or PID readings were observed in UST-4. Impacts were not observed in fill/soil surrounding or in contact with the USTs. The USTs were placed on and covered with polyethylene sheeting in the southwestern part of the site pending decommissioning and off-site disposal.

- Dover Environmental Group, Inc. (Dover) emptied and cleaned UST-2. About 85 gallons of oil/water mixture and about 25 gallons of tank sludge were containerized into two 55-gallon drums and transported off-site for disposal. The cleaned UST was transported to the TNT Scrap Metal facility in Brooklyn, New York for off-site disposal.

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

The following samples were submitted to Alpha Analytical, Inc. (Alpha), a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program-certified laboratory located in Westborough, Massachusetts for analysis:

- Langan collected nine endpoint samples and four quality assurance/quality control (QA/QC) samples between February 9 through 24, 2023. The samples were analyzed for Total Compound List (TCL)/Total Analyte List (TAL) and Chapter 6 New York Codes, Rules and Regulations (NYCRR) Part 375 volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, polychlorinated biphenyls (PCBs) and metals; including trivalent and hexavalent chromium and total cyanide, per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane. The samples did not achieve the Track 1 Soil Cleanup Objectives (SCOs) for select SVOCs, pesticides and/or metals as required by the NYSDEC-approved RAWP. Five samples re-collected during this reporting period achieved the Track 1 SCOs; remaining samples in exceedance of the Track 1 SCOs will be re-collected at a later date.

Sample results will be included in the Final Engineering Report (FER).

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 20% 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.
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