

Monthly Progress Report No. 11

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

- Legacy Contractors NYC (Legacy) continued 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 and native soil for off-site disposal to the Bayshore Soil Management (BSM) facility located in Keasbey, New Jersey, the Harmony Foul Rift (HFR) facility located in Belvidere, New Jersey, and the Old Bridge Redevelopment (OBR) facility located in Old Bridge, New Jersey.
- Legacy imported NYSDEC-approved 0.75-inch recycled concrete aggregated (RCA) to the site for installation of a temporary truck track pad.

- Legacy exposed seven about 60- to 1,000-gallon underground storage tanks (USTs; UST-5 through UST-11) throughout the site between March 1 and March 16, 2023. Petroleum-like odors and a maximum photoionization detector (PID) reading of 47.8 parts per million (ppm) were observed within the headspaces of the USTs. Impacts were not observed in fill/soil surrounding or in contact with the USTs.
- Dover Environmental Group, Inc. (Dover) emptied and cleaned six of the seven USTs on March 4, 2023. About 1,200 gallons of oil/water mixture and tank sludge were containerized into a vacuum truck and one 55-gallon drum and transported off-site for disposal. The cleaned USTs were transported to the TNT Scrap Metal facility in Brooklyn, New York for off-site disposal.
- UST 11 was staged on and covered with polyethylene sheeting in the northwestern part of the site pending decommissioning and 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 thirty-one endpoint samples and seven quality assurance/quality control (QA/QC) samples between March 4 through March 27, 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/or metals; including trivalent and hexavalent chromium and total cyanide, per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane. Ten of the thirty-one samples were samples that were re-collected to ensure the Track 1 Soil Cleanup Objectives (SCOs) were achieved for select SVOCs, pesticides and/or metals as required by the NYSDEC-approved RAWP. The remainder of the samples achieved the Track 1 SCOs.

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 25% 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

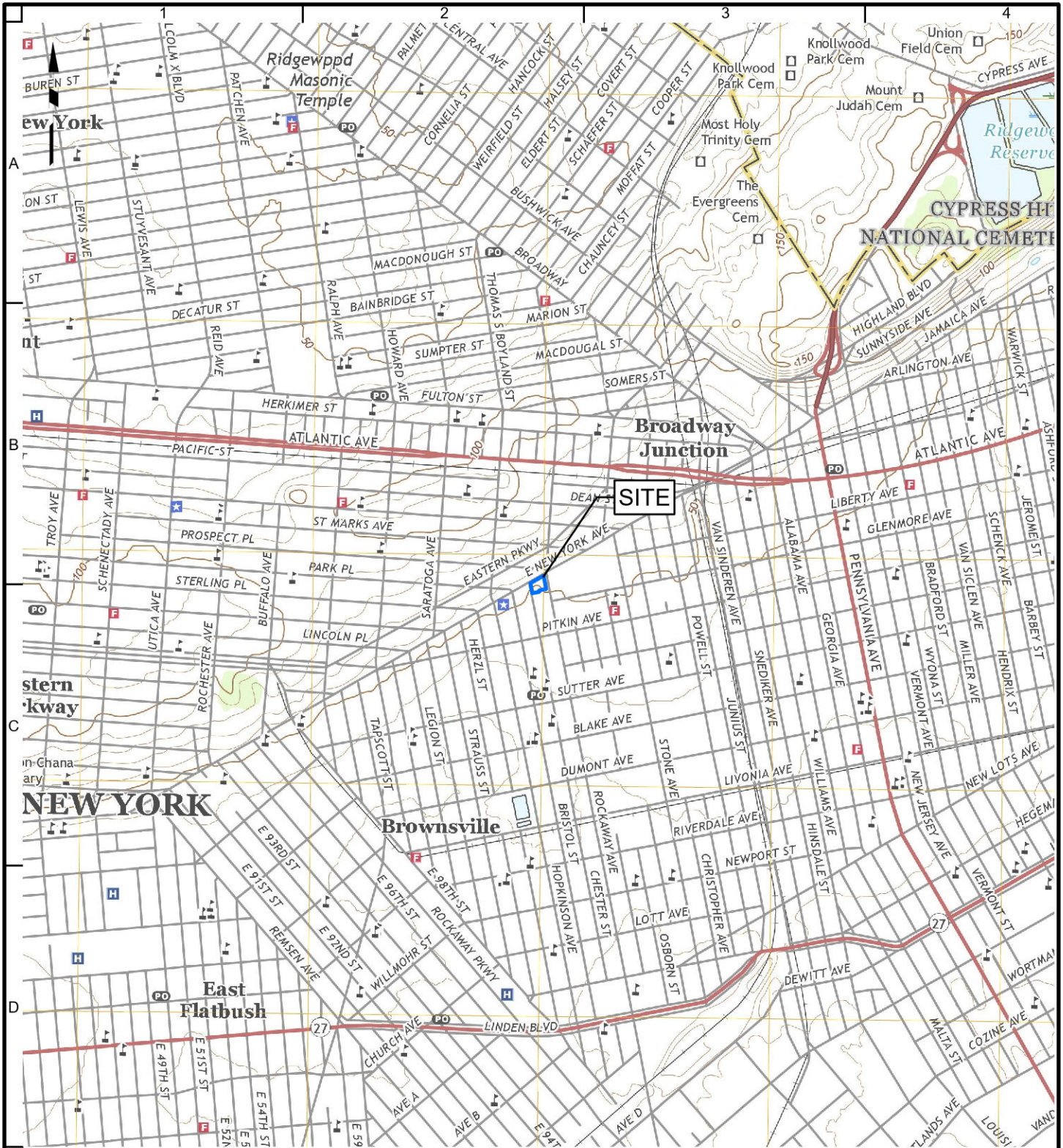
None.

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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