



May 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 #3 – April 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 April 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 April 2022:

- On April 5, 2022, IEC uploaded the Final RIR and Final RAWP to NYSDEC via the File Transfer Service (FTS).
- On April 15, 2022, Mr. Allan of the NYSDEC sent email correspondence to IEC with a draft Remedial Action (RA) Fact Sheet.
- On April 29, 2022, the NYSDEC EIMS Team sent an email to IEC stating that the Electronic Data Deliverable (EDD) submission had been successfully uploaded, and that the data was available for use within the system.

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- On April 29, 2022, the RIR and RAWP approval/Decision Document was issued to IEC and the volunteer by Mr. Allan.

Anticipated Activities for May 2022:

- IEC will complete and send to NYSDEC the RA Fact Sheet
- Building demolition will occur at the end of May 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