



## Impact Environmental Engineering and Geology, PLLC

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[www.impactenvironmental.com](http://www.impactenvironmental.com)

April 10, 2023

Mr. Christopher Allan  
Environmental Engineer  
New York State Department of Environmental Conservation  
47-40 21<sup>st</sup> Street, Long Island City, New York 11101

Re: Monthly Status Report #7 – March 2023 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 March 2023 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 March 2023:**

- During the month of March 2023, the second and third floors of the development were poured, and exterior walls built out.
- No environmental work was performed in March 2023.
- On March 8, 2023, Mr. Christopher Connolly of IEEG performed a Site visit, and met with the development team to discuss the planned locations of soil vapor/vacuum monitoring points in the newly installed building slab, and additional soil vapor monitoring points that will be located outside the footprint of the new building, on Lot 5. IEEG and the development team also discussed the re-installation of groundwater monitoring wells across the Site, for eventual resampling. See attached for the planned locations of the groundwater wells.

### **Remedial Actions Anticipated for April 2023:**

- During the month of April 2023, IEEG will issue to the Department to Soil Vapor Evaluation Work Plan, and will likely begin installation of the soil vapor/vacuum monitoring points within the building footprint.

### **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

**Attachments:** Proposed Groundwater Monitoring Well Location Map

