

DECISION DOCUMENT

10-16 Beach 19th Street
Brownfield Cleanup Program
Far Rockaway, Queens County
Site No. C241276
July 2026



**Department of
Environmental
Conservation**

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

10-16 Beach 19th Street
Brownfield Cleanup Program
Far Rockaway, Queens County
Site No. C241276
July 2026

Statement of Purpose and Basis

This document presents the remedy for the 10-16 Beach 19th Street brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (NYSDEC) for the 10-16 Beach 19th Street site and the public's input to the proposed remedy presented by NYSDEC.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and

- Additionally, to incorporate green remediation principles and techniques, any future on-site buildings which are part of the remedy should be constructed, to the extent feasible, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) in order to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

The existing on-site structures will be demolished and materials which cannot be beneficially reused on site will be taken off-site for proper disposal in order to implement the remedy.

Excavation and off-site disposal of contaminant source areas, including:

- any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.

Excavation and off-site disposal of all on-site soils which exceed restricted residential SCOs, as defined by 6 NYCRR Part 375-6.8 in the upper 15 feet. Depth of excavation will extend six feet below ground surface in specific locations where soil contamination was detected within this depth interval, and to depths ranging from 11 to 13 feet below ground surface where soil contamination was detected at deeper intervals (see Figure 3A). If a Track 2 restricted residential cleanup is achieved, a Cover System will not be a required element of the remedy. Approximately 1,750 cubic yards of contaminated soil will be removed from the site.

Collection and analysis of confirmation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify NYSDEC, submit the sample results and, in consultation with NYSDEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

3. Backfill

Backfill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in as needed to complete the backfilling of the excavation and establish the designed grades at the site.

4. Vapor Mitigation

Any on-site buildings will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

5. Institutional Controls

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to NYSDEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH or NYCDOHMH; and
- require compliance with the NYSDEC approved Site Management Plan.

6. Site Management Plan

A Site Management Plan is required, which includes the following:

- a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:
 - Institutional Controls: The Environmental Easement discussed in Remedy Element 5 above.

- Engineering Controls: The vapor mitigation system described in remedy element 4 above, and the Cover System discussed in contingent remedy element 7 below.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
 - descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
 - provisions for the management and inspection of the identified engineering controls;
 - maintaining site access controls and NYSDEC notification; and
 - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to
- a schedule of monitoring and frequency of submittals to the NYSDEC; and
 - monitoring for soil vapor intrusion to assess the performance and effectiveness of the remedy.
- c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system(s). The plan includes, but is not limited to:
- procedures for operating and maintaining the system(s); and
 - compliance inspection of the system(s) to ensure proper O&M as well as providing the data for any necessary reporting.

Contingent Remedial Elements

In the event that Track 2 restricted residential cleanup is not achieved for soil in the upper 15 feet at the site, the following contingent remedial elements will be required, and the remedy will achieve a Track 4 restricted residential cleanup.

7. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used, it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, sidewalks, building foundations and building slabs.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

July 8, 2026



Date

Scott Deyette, Director
Remedial Bureau B

DECISION DOCUMENT

10-16 Beach 19th Street
Far Rockaway, Queens County
Site No. C241276
July 2026

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

NYSDEC has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

NYSDEC seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by NYSDEC in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repositories:

DECInfo Locator - Web Application
<https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C241276>

Queens Public Library – Far Rockaway
1637 Central Avenue
Far Rockaway, NY 11691
Phone: (718) 327-2549

Queens Community Board 14
1931 Mott Avenue, Room 311
Far Rockaway, NY 11691
Phone: (718) 471-7300

Receive Site Citizen Participation Information By Email

Please note that NYSDEC's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at <http://www.dec.ny.gov/chemical/61092.html>

SECTION 3: SITE DESCRIPTION AND HISTORY

Location: The site is a 0.429-acre parcel located on the eastern side of Beach 19th Street. Surrounding-area properties typically contain residential and commercial uses. The site is adjoined to the north by an apartment building with a ground floor church, to the east by churches, to the south by retail buildings, and to the west by Beach 19th Street followed by residential buildings and a parking lot.

Site Features: The site contains the semi-demolished remains of a one-story, vacant commercial building (comprised of three distinct sections with common walls), formerly used as a garage, and for automotive sales and repair. The northern and north-central portion of the property contains exterior asphalt pavement. The site is secured by a fence, with access only granted to authorized users.

Current Zoning and Land Use: The site is in a R-6 (residential) zoning district with paired C2-4 (commercial) designations (DFR Special District). Zoning allows for the planned residential development.

Past Uses of the Site: Development occurred as early as circa 1900, and site uses included historical automotive repair activities from circa 1933 to July 2021. Gasoline and other underground storage tanks (USTs) were identified beneath the western portion of the site.

Site Geology and Hydrogeology: The site, located on coastal glacial outwash deposits close to the Atlantic Ocean, is level with an approximate elevation of 26 feet above sea level. Surface grades near the site have gentle slopes. Soils are comprised of variable texture sands and include several areas clearly identifiable as fill materials containing fragmentary debris (fill extended to 9 feet below ground surface at one location). Underlying native materials are generally comprised of variable-texture sands and/or silty sands, often with inclusions of gravel or less frequently clay. Bedrock was not encountered; however, it is expected to be at least 1,000 feet below ground surface. Depth to groundwater ranges from 22.5 feet to 23.4 feet below ground

surface. The direction of shallow groundwater flow is generally toward the north in the western portion of the site, and toward the east in the eastern portion of the site.

A site location map is attached as Figure 1, and a site plan is attached as Figure 2.

SECTION 4: LAND USE AND PHYSICAL SETTING

NYSDEC may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, an alternative that restricts the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Applicant does not have an obligation to address off-site contamination. However, NYSDEC has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. NYSDEC has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: <http://www.dec.ny.gov/regulations/61794.html>

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminants of concern identified at this site are:

benzo(a)anthracene	arsenic
benzo(a)pyrene	barium
benzo(b)fluoranthene	lead
chrysene	mercury
dibenz[a,h]anthracene	trichloroethene (TCE)
indeno(1,2,3-cd)pyrene	tetrachloroethene (PCE)

The contaminants of concern exceed the applicable SCGs for:

- groundwater
- soil

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Nature and Extent of Contamination:

Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and pesticides. Soil vapor samples were analyzed for VOCs. Based upon investigations conducted to date, the primary contaminants of concern at this site are SVOCs and metals in soil and VOCs in soil vapor.

Soil: Soil samples were collected at various depths to a maximum depth of 30 feet, and the results were compared against the restricted residential soil cleanup objective (RRSCOs). SVOCs were found primarily in near surface soils (0-5 feet below ground surface) with the highest concentrations along the northern edge of the site, including maximum concentrations of benzo(a)anthracene at 12 parts per million or ppm (RRSCO: 1.4 ppm); benzo(a)pyrene at 13 ppm (RRSCO: 1 ppm); benzo(b)fluoranthene at 16 ppm (RRSCO: 1.4 ppm); chrysene at 8.9 ppm (RRSCO: 4.9 ppm); dibenzo(a,h)anthracene at 1.4 ppm (RRSCO: 0.33 ppm); and indeno(1,2,3-cd)pyrene at 5.3 ppm (RRSCO: 1.4 ppm).

Metals in exceedance of RRSCOs were found in various locations throughout the site, generally within near surface soils and in two locations in subsurface soils, including maximum concentrations of arsenic at 58.8 ppm (RRSCO: 16 ppm); barium at 931 ppm (RRSCO: 410 ppm); lead at 1470 ppm (RRSCO: 400 ppm); and mercury at 5.87 ppm (RRSCO: 0.30 ppm).

No VOCs, PCBs, PFAS, or pesticides were detected above RRSCOs or restricted residential guidance values.

Data does not indicate any off-site impacts in soil related to this site.

Groundwater: Groundwater samples were collected from monitoring wells installed through the site, and the results were compared to the Ambient Water-Quality Standards and Guidance Values (AWQSGVs). SVOCs include maximum concentrations of bis(2-ethylhexyl)phthalate at 70.6 parts per billion, or ppb (AWQSGV: 5 ppb). For metals, only dissolved sodium and dissolved cobalt exceeded their respective AWQSGVs. Sodium is a naturally occurring element associated with saline groundwater conditions. For PFAS, perfluorooctane sulfonic acid (PFOS) was detected at a maximum concentration of 27.9 parts per trillion, or ppt (AWQSGV: 2.7 ppt) and perfluorooctanoic acid (PFOA) at 33.8 ppt (AWQSGV: 6.7 ppt).

There were no exceedances of AWQSGVs for VOCs, pesticides, PCBs, or 1,4-dioxane.

Data does not indicate any off-site impacts in groundwater related to this site.

Soil Vapor: Soil vapor samples were collected from locations through the site. VOCs were detected in soil vapor sitewide, with the highest concentrations generally located toward the northern edge of the site. Detections included maximum concentrations of benzene at 1.2 micrograms per cubic meter (ug/m3); carbon disulfide at 1.6 ug/m3; carbon tetrachloride at 0.41 ug/m3; o-xylene at 3.3 ug/m3; p/m-xylene at 11 ug/m3; tetrachloroethene (PCE) at 200 ug/m3; toluene at 17 ug/m3; and trichloroethene (TCE) at 95 ug/m3.

Data does not indicate any off-site impacts in soil vapor related to this site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

Since the site is fenced, people will not come into contact with site-related soil and groundwater contamination unless they dig below the surface. People are not drinking contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in soil vapor (air spaces within the soil) may move into buildings and affect the indoor air quality through a process known as soil vapor intrusion. Because the site is vacant soil vapor intrusion is not a current concern. The potential for indoor air impacts via the soil vapor intrusion pathway exists for any future on-site buildings. Environmental sampling indicates that soil vapor intrusion from site contaminants is not a concern for off-site properties.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.

RAOs for Environmental Protection

- Remove the source of ground or surface water contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 2: Restricted residential use with generic soil cleanup objectives remedy.

The selected remedy is referred to as the Excavation, UST Removals, and Vapor Mitigation remedy.

The elements of the selected remedy, as shown in Figures 3A through 3D, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
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- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and

sustainable re-development; and

- Additionally, to incorporate green remediation principles and techniques, any future on-site buildings which are part of the remedy should be constructed, to the extent feasible, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) in order to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

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- any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.

Excavation and off-site disposal of all on-site soils which exceed restricted residential SCOs, as defined by 6 NYCRR Part 375-6.8 in the upper 15 feet. Depth of excavation will extend six feet below ground surface in specific locations where soil contamination was detected within this depth interval, and to depths ranging from 11 to 13 feet below ground surface where soil contamination was detected within deeper intervals (see Figure 3A). If a Track 2 restricted residential cleanup is achieved, a Cover System will not be a required element of the remedy. Approximately 1,750 cubic yards of contaminated soil will be removed from the site.

Collection and analysis of confirmation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify NYSDEC, submit the sample results and, in consultation with NYSDEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

3. Backfill

Backfill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in as needed to complete the backfilling of the excavation and establish the designed grades at the site.

4. Vapor Mitigation

Any on-site buildings will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

5. Institutional Controls

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to NYSDEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH or NYCDOHMH; and
- require compliance with the NYSDEC approved Site Management Plan.

6. Site Management Plan

A Site Management Plan is required, which includes the following:

- d. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:
 - Institutional Controls: The Environmental Easement discussed in Remedy

Element 5 above.

- Engineering Controls: The vapor mitigation system described in remedy element 4 above, and the Cover System discussed in contingent remedy element 7 below.

This plan includes, but may not be limited to:

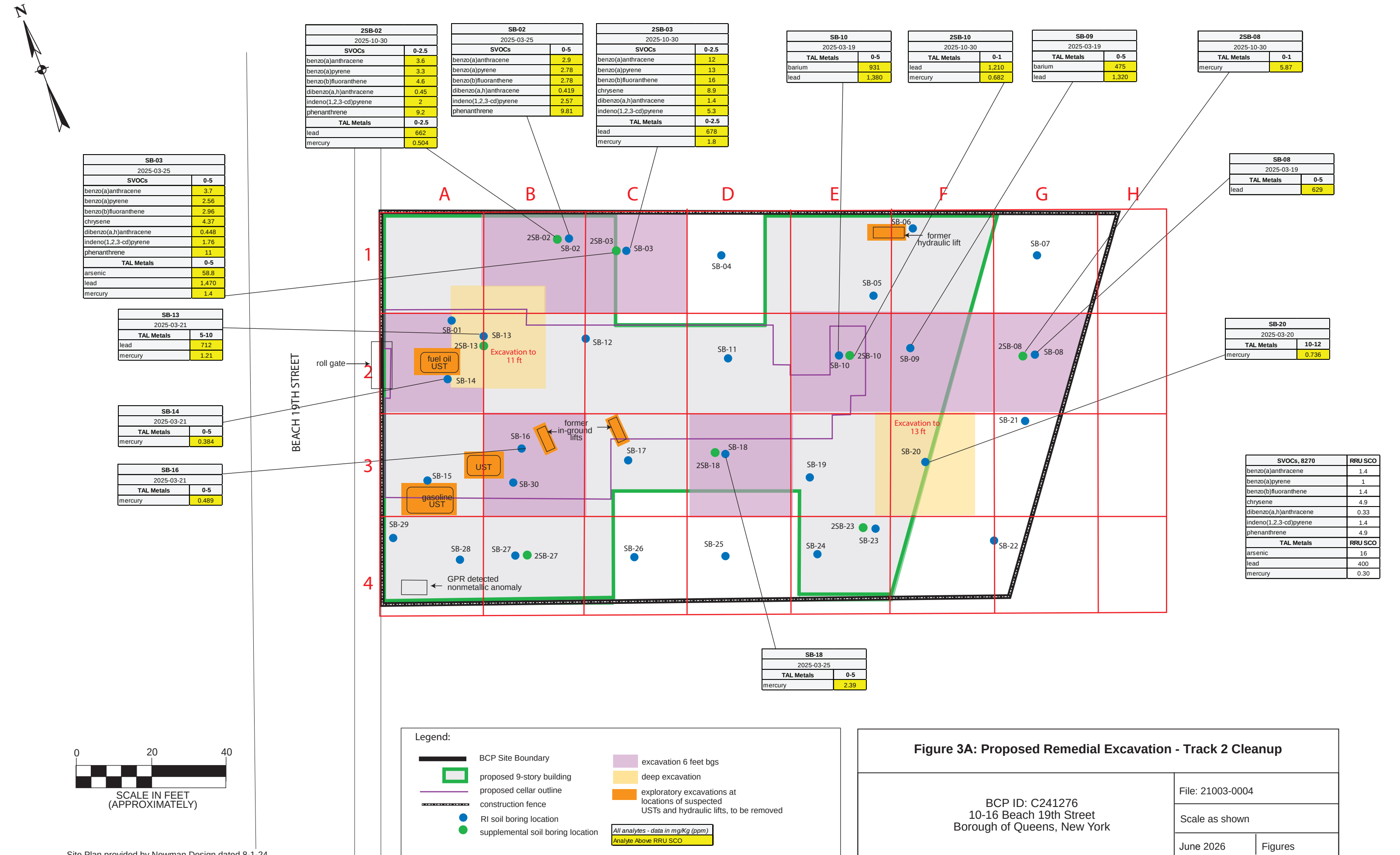
- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
 - descriptions of the provisions of the environmental easement including any land use, and groundwater use restrictions;
 - provisions for the management and inspection of the identified engineering controls;
 - maintaining site access controls and NYSDEC notification; and
 - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- e. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to
- a schedule of monitoring and frequency of submittals to the NYSDEC; and
 - monitoring for soil vapor intrusion to assess the performance and effectiveness of the remedy.
- f. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, inspection, and reporting of any mechanical or physical components of the active vapor mitigation system(s). The plan includes, but is not limited to:
- procedures for operating and maintaining the system(s); and
 - compliance inspection of the system(s) to ensure proper O&M as well as providing the data for any necessary reporting.

Contingent Remedial Elements

In the event that Track 2 restricted residential cleanup is not achieved for soil in the upper 15 feet at the site, the following contingent remedial elements will be required, and the remedy will achieve a Track 4 restricted residential cleanup.

7. Cover System

A site cover will be required to allow for restricted residential use of the site in areas where the upper two feet of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). Where a soil cover is to be used, it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, sidewalks, building foundations and building slabs.



Beach 19th Street

It is a violation of NYS Department of Education Law, Article 145, Section 7209 for any person, unless he or she is acting under the direction of a licensed professional engineer to alter this drawing in any way.



DANIEL BELLUCCI,
Licensed Professional Engineer
State of New York License #099470

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

Figure 3B: Engineering Controls

BCP ID: C241276
10-16 Beach 19th Street
Borough of Queens, New York

- Legend:
- BCP Site Boundary
 - location of SSDS



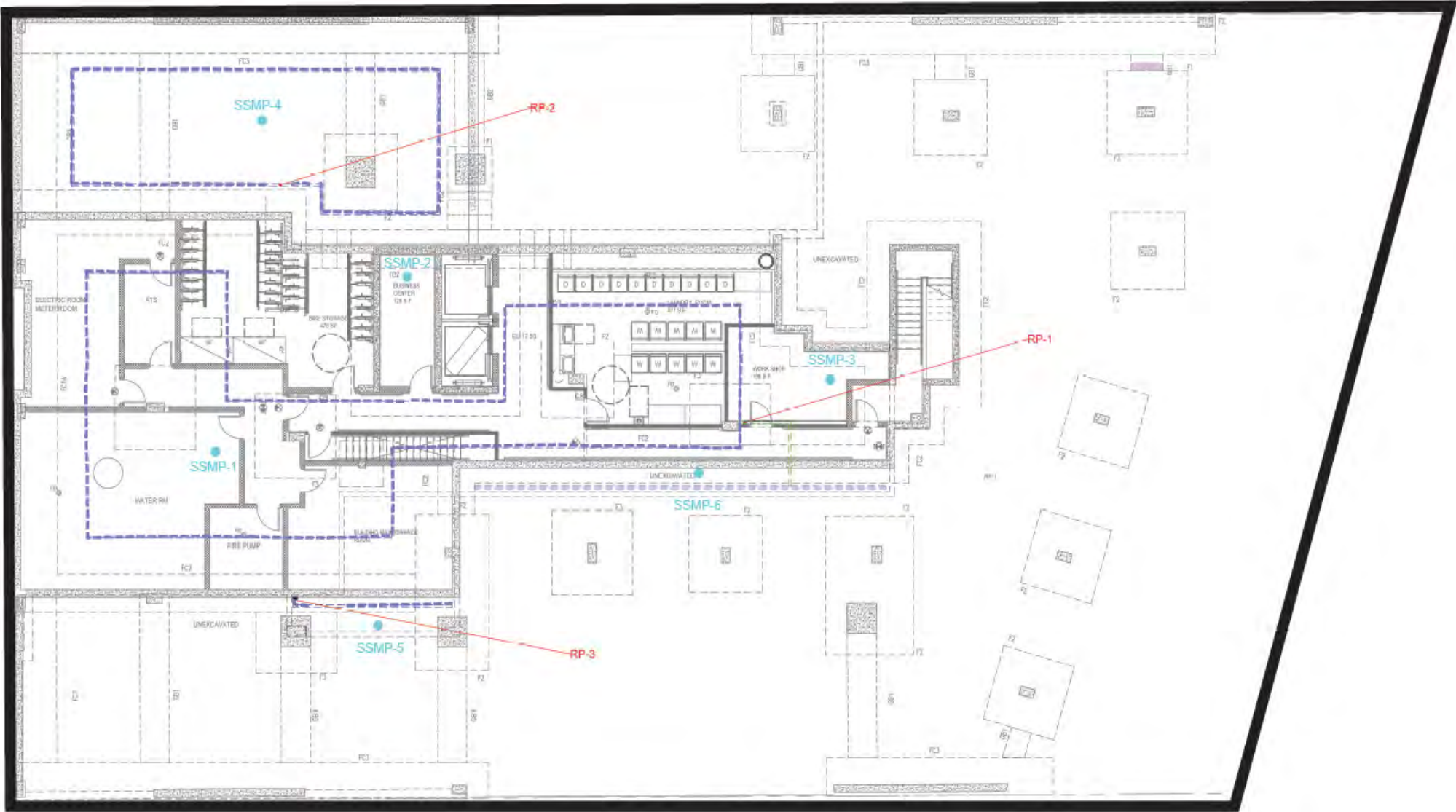
File: 21003-0004

June 2026

Scale as shown

Figures

BEACH 19TH STREET



It is a violation of NYS Department of Education Law, Article 145, Section 7209 for any person, unless he or she is acting under the direction of a licensed professional engineer to alter this drawing in any way.



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All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

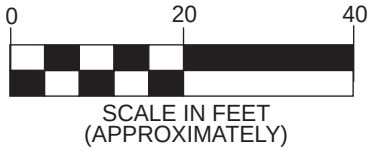
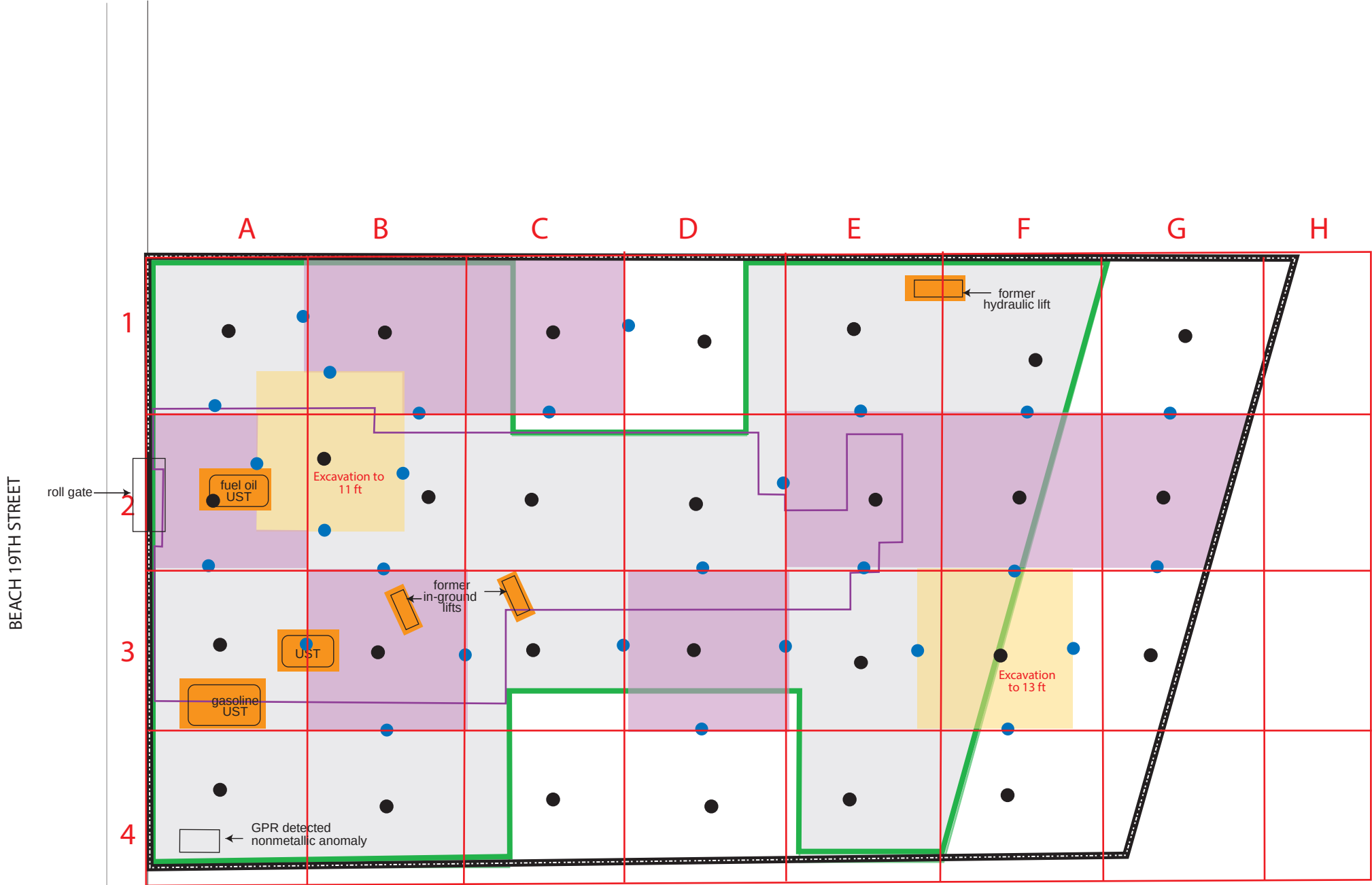
Figure 3C: SSDS Conceptual Design

BCP ID: C241276
10-16 Beach 19th Street
Borough of Queens, New York

- 4" Cast Iron/Galvanized Steel Pipe Run in Cellar Ceiling Under 1st Floor
- 4" Perforated Schedule 40 PVC Under Slab
- 4" Galvanized Steel or Cast Iron Riser Pipe from Below Slab to Roof
- Permanent Sub-slab Monitoring Point (SSMP)
- BCP Site Boundary



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Figures



Site Plan provided by Newman Design dated 8-1-24.

- Legend:
- | | | | |
|--|---------------------------|---|---|
| | BCP Site Boundary | | exploratory excavations at locations of suspected USTs and hydraulic lifts, to be removed |
| | proposed 9-story building | Note: If exploratory excavations extend below remedial excavation depths, additional endpoint sampling will be required | |
| | proposed cellar outline | | proposed base of excavation endpoint sample locations |
| | construction fence | | proposed wall endpoint sample locations |
| | excavation 6 feet bgs | | |
| | deep excavation | | |

Figure 3D: Proposed Endpoint Sample Locations - Track 2 Cleanup

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