

## **MSR 001: MONTHLY STATUS REPORT, 10-16 Beach 19<sup>th</sup> Street (C241276): BCP Work Activities for March 2025**

**From:** Scott Spitzer, Gallagher Bassett Technical Services (GBTS)      scott\_spitzer@gbtpa.com

**To:** Erick Bower, NYSDEC      erick.bower@dec.ny.gov  
Scarlett McLaughlin, NYSDOH      scarlett.mclaughlin@health.ny.gov  
Michele Dolan, NYSDOH      michele.dolan@health.ny.gov  
Jane O'Connell, NYSDEC      jane.oconnell@dec.ny.gov  
Scott Deyette, NYSDEC      scott.deyette@dec.ny.gov  
William Bennett, NYSDOH      william.bennett@dec.ny.gov

**CC:** Richard Hooker, GBTS      richard\_hooker@gbtpa.com  
Erick Salazar, GBTS      erick\_salazar@gbtpa.com  
Jeff Fox, Foxy Development LLC      jfox@foxymanagement.com  
Joanna Choinska, Foxy Development LLC      joanna@foxymanagement.com  
Tristan Nadal, Points Five LLC      tnadal@pointsfive.com  
Dale Desnoyers, Allen & Desnoyers LLP      dale@allendesnoyers.com

**RE:** Monthly Status Report for 10-16 Beach 19<sup>th</sup> Street BCP Site, Far Rockaway, Queens

Fieldwork activities have been performed in accordance with the NYSDEC-approved Remedial Investigation Work Plan (RIWP, November 2024), under the supervision of qualified personnel from Gallagher Bassett Technical Services (GBTS).

### **A) Overview of Remedial Services Completed During Reporting Period:**

Remedial services completed during the reporting period included installation of soil borings, monitoring wells, and temporary soil vapor probes by Lakewood Environmental Services Corp. A ground penetrating radar survey was completed by X-Ray Locating Services, Inc. on March 19. Soil borings were installed from March 19 through March 20 and completed March 25; soil sampling, performed by GBTS, was performed concurrently. Soil vapor probes were installed on March 25 and monitoring wells were installed on March 26. Environmental oversight, including CAMP implementation (monitoring for volatiles and dust), was performed during all remedial investigation activities. A Grid Map is attached.

### **B) Locations of Work and Quantities of Material Imported and Exported:**

Fieldwork locations are shown below ("2SV" = soil vapor, "MW" = monitoring well, "SB" = soil boring):

Sample ID	Grid Location	Sample ID	Grid Location
2SV-01	A3	2SV-08	D2
2SV-02	A1	2SV-09	B2
2SV-03	C1	2SV-10	A3
2SV-04	E1	2SV-11	A4
2SV-05	G1	2SV-12	B4
2SV-06	G2	2SV-13	D4
2SV-07	F2	2SV-14	F4
MW-04	A1	MW-07	G3
MW-05	D1	MW-08	D3
MW-06	G1	MW-09	A3

Sample ID	Grid Location	Sample ID	Grid Locations
SB-01	A1	SB-16	B3
SB-02	B1	SB-17	C3
SB-03	C1	SB-18	D3
SB-04	D1	SB-19	E3
SB-05	E1	SB-20	F3
SB-06	F1	SB-21	G3
SB-07	G1	SB-22	G4
SB-08	G2	SB-23	E4
SB-09	F2	SB-24	E4
SB-10	E2	SB-25	D4
SB-11	D2	SB-26	C4
SB-12	C2	SB-27	B4
SB-13	B2	SB-28	A4
SB-14	A2	SB-29	A4
SB-15	A3	SB-30	A4

No material was imported or exported.

#### C) Sampling Events:

Thirty (30) soil borings (SB-01 through SB-30) were sampled in accordance with the NYSDEC approved RIWP, including specified QA/QC field blanks and duplicate samples. Groundwater and soil vapor will be sampled in April.

#### D) General Compliance with Governing Documents:

Several additional soil samples were collected from below the groundwater interface to screen for petroleum impacts, only, and laboratory analysis was limited to CP-51 list petroleum compounds.

The annular space above the bentonite seal at the monitoring wells was backfilled with tailings rather than being fully grouted (material was collected from the well boring above the smear zone and did not exhibit any field evidence of contamination). Well installation was partially observed by NYSDEC personnel.

No complaints were received. Dust and volatile monitoring was conducted per the CAMP.

**E) Schedule of Anticipated Activity:**

GBTS will collect groundwater and soil vapor samples during the next reporting period. The existing buildings will be demolished, except for concrete slabs. Once the remedial investigation is completed and the remedial investigation report is finalized, a fact sheet will be distributed to the Site contact list as per the Public Participation Plan.

**F) Representative Site Photographs:**

See attachment.



1. Typical CAMP setup, grid A2 (March 19)



2. Typical soil boring sleeves (March 19)



3. Geoprobe extending soil boring in grid G4 (March 20)



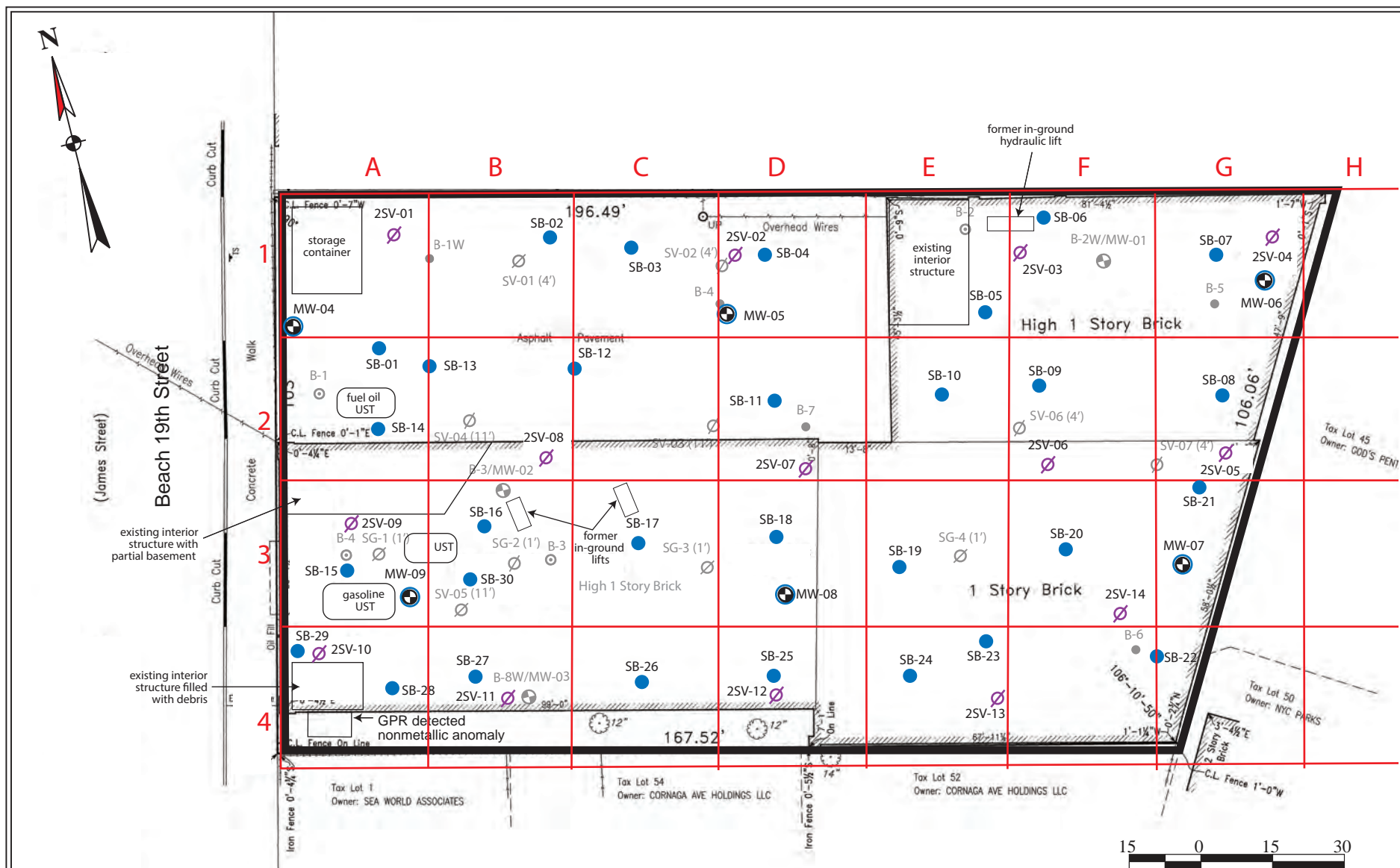
4. Typical CAMP set up, grid G4 (March 20)



5. PFAS sample cooler (March 21)



6. Soil sample cooler (March 21)



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.

## Grid Map

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

## Legend:

- subject property border
- previous soil/groundwater sample location
- ⊕ previous soil/groundwater monitoring well location
- previous soil boring location
- ⊗ previous soil vapor location

- RI soil boring location
- ⊗ RI soil vapor location
- ⊕ RI monitoring well location

\*Note: All fieldwork conducted prior to building demolition

File: 21003-0004

March 2025

Scale as shown

Attachment