

MSR 002: MONTHLY STATUS REPORT, 10-16 Beach 19th Street (C241276): BCP Work Activities for April - September 2025

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RE: Monthly Status Report for 10-16 Beach 19th 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 by GBTS included collecting soil vapor and groundwater samples in accordance with the NYSDEC-approved RIWP on April 3. A survey of groundwater elevations was performed by GBTS to determine direction of groundwater flow. The Volunteer notified GBTS that demolition was completed on April 24. GBTS submitted a Supplemental Remedial Investigation Work Plan (SRIWP) to the NYSDEC on September 23. The SRIWP proposed additional soil sampling and groundwater monitoring needed to delineate previously documented on-site contamination.

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

Remedial investigation samples were collected at the following locations (see attached Grid Map; 2SV = soil vapor; MW = monitoring well):

Sample	Grid	Matrix
MW-04	A1	water
MW-05	D1	water
MW-06	G1	water
MW-07	G3	water
MW-08	D3	water
MW-09	A3	water
2SV-01	A1	vapor
2SV-02	C1	vapor
2SV-03	E1	vapor
2SV-04	G1	vapor

Sample	Grid	Matrix
2SV-05	G2	vapor
2SV-06	F2	vapor
2SV-07	D2	vapor
2SV-08	B2	vapor
2SV-09	A3	vapor
2SV-10	A4	vapor
2SV-11	B4	vapor
2SV-12	D4	vapor
2SV-13	F4	vapor
2SV-14	G4	vapor

No material was imported or exported.

C) Sampling Events:

Fourteen (14) soil vapor and six (6) groundwater samples were collected in accordance with the NYSDEC-approved RIWP (see table, above), including QA/QC blanks and duplicates, on April 3.

D) General Compliance with Governing Documents:

There were no significant deviations from the RIWP or encountered problems. No complaints were received. CAMP monitoring was limited to VOC monitoring with a handheld PID as no soil was disturbed during groundwater or vapor sampling. No exceedances of VOCs were recorded.

E) Upcoming Work

The SRIWP will be implemented following NYSDEC-approval.

F) Representative Site Photographs:

Representative photographs from the reporting period are shown below (images depicting demolition/post-demolition were provided by the Volunteer):



Typical tracer gas testing (April 3)



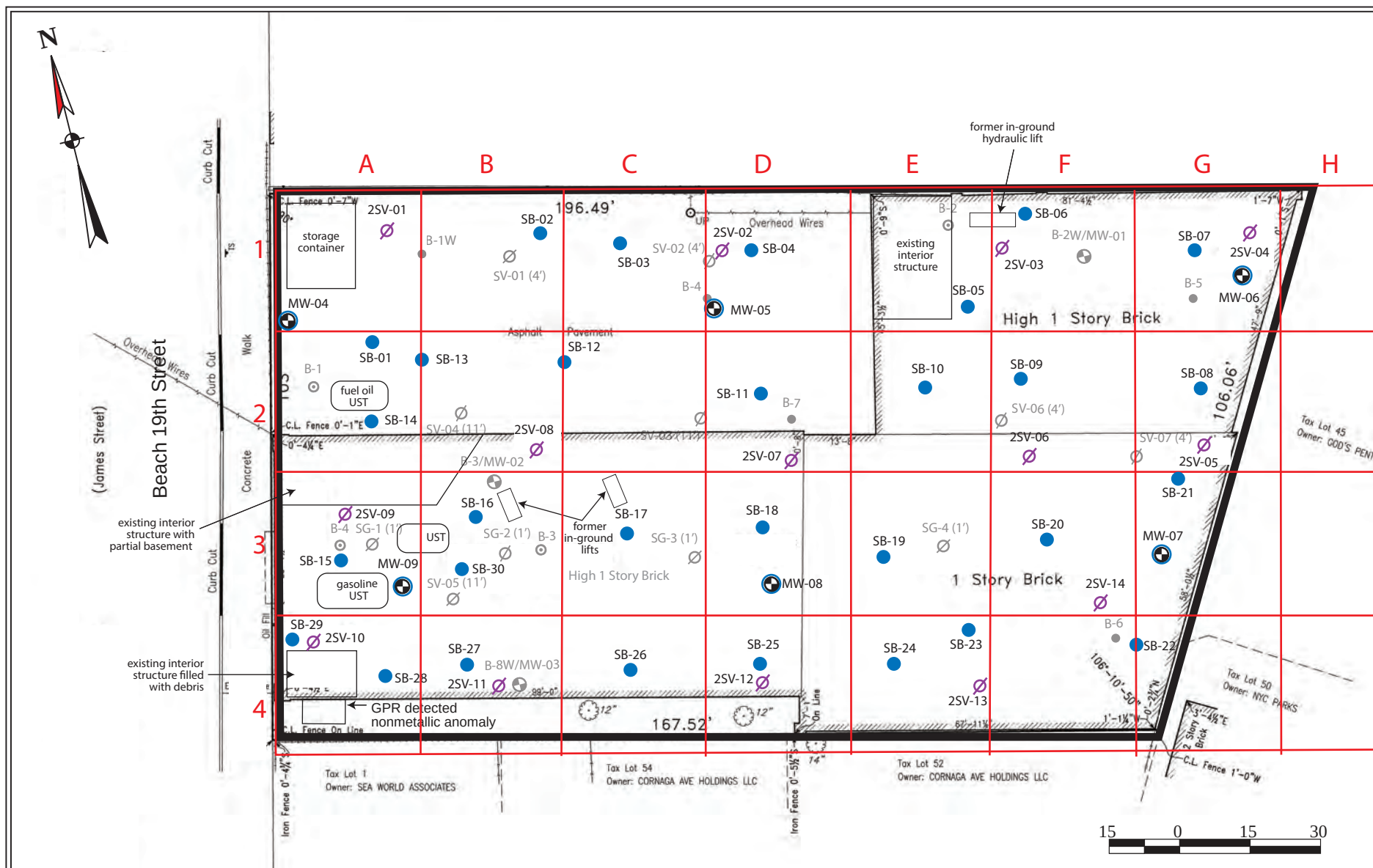
Typical soil vapor sample (April 3)



Construction debris removal (April 24)



Site post-demolition (April 24)



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

September 2025

Scale as shown

Attachment