MSR 14: MONTHLY STATUS REPORT, 10-16 Beach 19th Street (C241276): BCP Work Activities for September 2026

From: Elizabeth Rigby, Gallagher Bassett Technical Services (GBTS) elizabeth_rigby@gbtpa.com

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RE: Monthly Status Report for 10-16 Beach 19th Street BCP Site, Far Rockaway, Queens

Fieldwork activities were performed in conformance with the Remedial Action Work Plan (RAWP, July 2026) and the Decision Document (July 2026) under supervision of qualified personnel from Bellucci Engineering and Gallagher Bassett Technical Services (GBTS).

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

Environmental oversight, including CAMP VOC and dust monitoring, was performed during site equipment delivery, site clearing, removal of concrete slabs and underground storage equipment, inspection and maintenance of erosion and sediment controls, installation of piles and support of excavation (SOE), excavation and stockpiling of soil, off-site disposal of demolition debris and soil, and end point sampling.

All services were completed in accordance with the RAWP. A Grid Map (indicating any relevant fieldwork activities) is attached.

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

Remedial work was completed across the entirety of the site.

Seven underground storage tanks (USTs; 5 fuel tanks and 2 associated with hydraulic equipment) were removed from grids A2, A3, B2, E1, and E2 by AARCO Environmental Services Corp. Tank contents were pumped out and the USTs were removed and cleaned (no field evidence of contamination was observed). Liquid petroleum, sludge, and water generated during tank cleaning were transported off-site for disposal. The USTs were cut and disposed off-site as scrap metal.

No materials were imported.

Twelve truckloads of demolition debris (concrete and asphalt) were disposed off-site at Inwood Material Terminal LLC.

Soils were disposed off-site at the following facilities:

Facility	Approval Number	Truckloads	Approximate Volume (cubic yards)
Posillico Wash Plant Facility, Farmingdale, New York	26338C	38	1,962
P Park Facility, Prospect Park, New Jersey	PPNJ26183A	106	5,058
Impact Reuse and Recovery Center, Lyndhurst, New Jersey	21182-01-01-1001	29	1,130

C) **Sampling Events:**

The following endpoint samples were collected:

Grid	Tank Endpoint Sample
A3	UST1-EP N, UST1-EP S, UST1-EP E, UST1-EP W, UST1-EP B
	UST2-EP N, UST2-EP S, UST2-EP E, UST2-EP W, UST2-EP B
	UST3-EP N, UST3-EP S, UST3-EP E, UST3-EP W, UST3-EP B
A2	UST4-EP N, UST4-EP S, UST4-EP E, UST4-EP W, UST4-EP B
E2	UST5-EP N, UST5-EP S, UST5-EP E, UST5-EP W, UST5-EP B
B2	UST6-EP N, UST6-EP S, UST6-EP E, UST6-EP W, UST6-EP B
E1	UST7-EP N, UST7-EP S, UST7-EP E, UST7-EP W, UST7-EP B
Gridline	**Excavation Endpoint Sample**
A	EP-A1, EP-A3, EP-A4
B	EP-B2, EP-B2-2, EP-B3 N, EP-B3 S, EP-B3 E, EP-B3 W, EP-B3 B, EP-B4
C	EP-C1 N, EP-C1 S, EP-C1 E, EP-C1 W, EP-C1 B, EP-C2, EP-C2-2, EP-C3, EP-C4, EP-C4-2
D	EP-D1, EP-D1-2, EP-D2, EP-D3 N, EP-D3 S, EP-D3 E, EP-D3 W, EP-D3 B, EP-D4, EP-D4-2
E	EP-E1, EP-E2 N, EP-E2 S, EP-E2 E, EP-E2 W, EP-E2 B, EP-E3, EP-E3-2, EP-E4, EP-E4-2
F	EP-F2 N, EP-F2 S, EP-F2 E, EP-F2 W, EP-F2 B, EP-F3, EP-F3-2, EP-F4, EP-F4-2
G	EP-G1

Tank and excavation endpoint sampling maps are attached.

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

GBTS revised the grid map provided in the RAWP prior to commencement of remediation (the grids were changed from 26 by 26 feet to 30 by 30 feet grid) and subsequently used the updated map to guide remedial excavation and end-point sampling. Per NYSDEC email correspondence (September 18, 2026), the use of the revised grid map represented a deviation from the RAWP and Decision Document. A *Revised Excavation Plan Letter* (September 23, 2026, attached), stamped and certified by the remedial engineer, acknowledged this deviation, documented the revised excavation plan, and confirmed there were no substantive errors in excavation or endpoint sampling. NYSDEC accepted these findings on September 28, 2026. This deviation will be documented in the Final Engineering Report.

There were no other significant deviations from the RAWP or Decision Document, or encountered problems. No complaints were received.

E) **Upcoming Work**

Upcoming work includes excavation of soil, installation of SOE, off-site soil disposal, and end point sampling.

F) **Photographs**

Representative photographs from the reporting period are shown below.



Pumping out tank contents, Grid A3



USTs prior to cleaning and off-site disposal, Grid A3

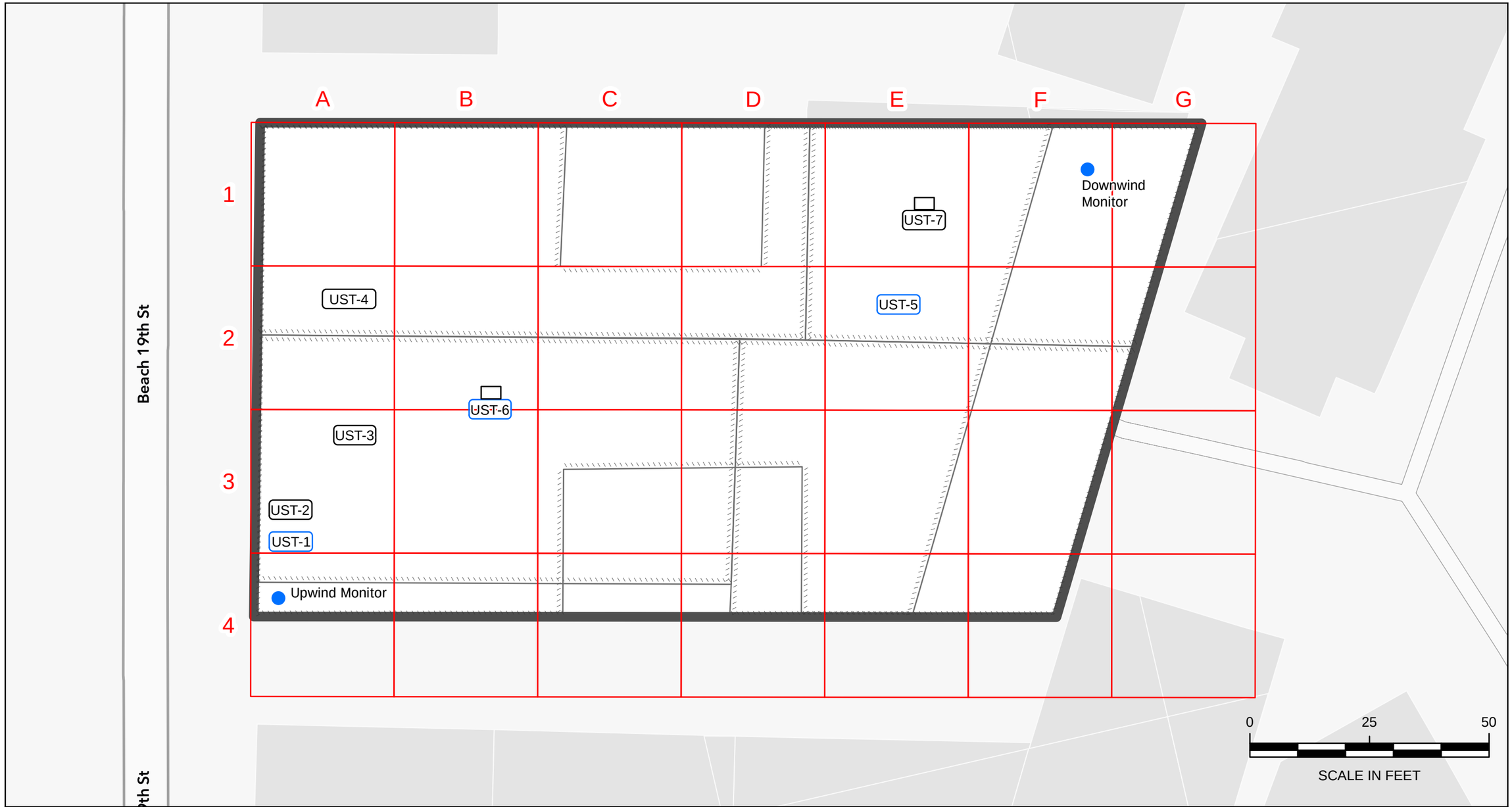


SOE installation, Grids D2 and E2



Loading trucks for off-site soil disposal, Grid A2

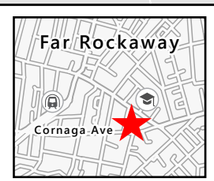
GALLAGHER BASSETT | TECHNICAL SERVICES



Grid Map

BCP Site No. C241276
10-16 Beach 19th Street
Borough of Queens, NY

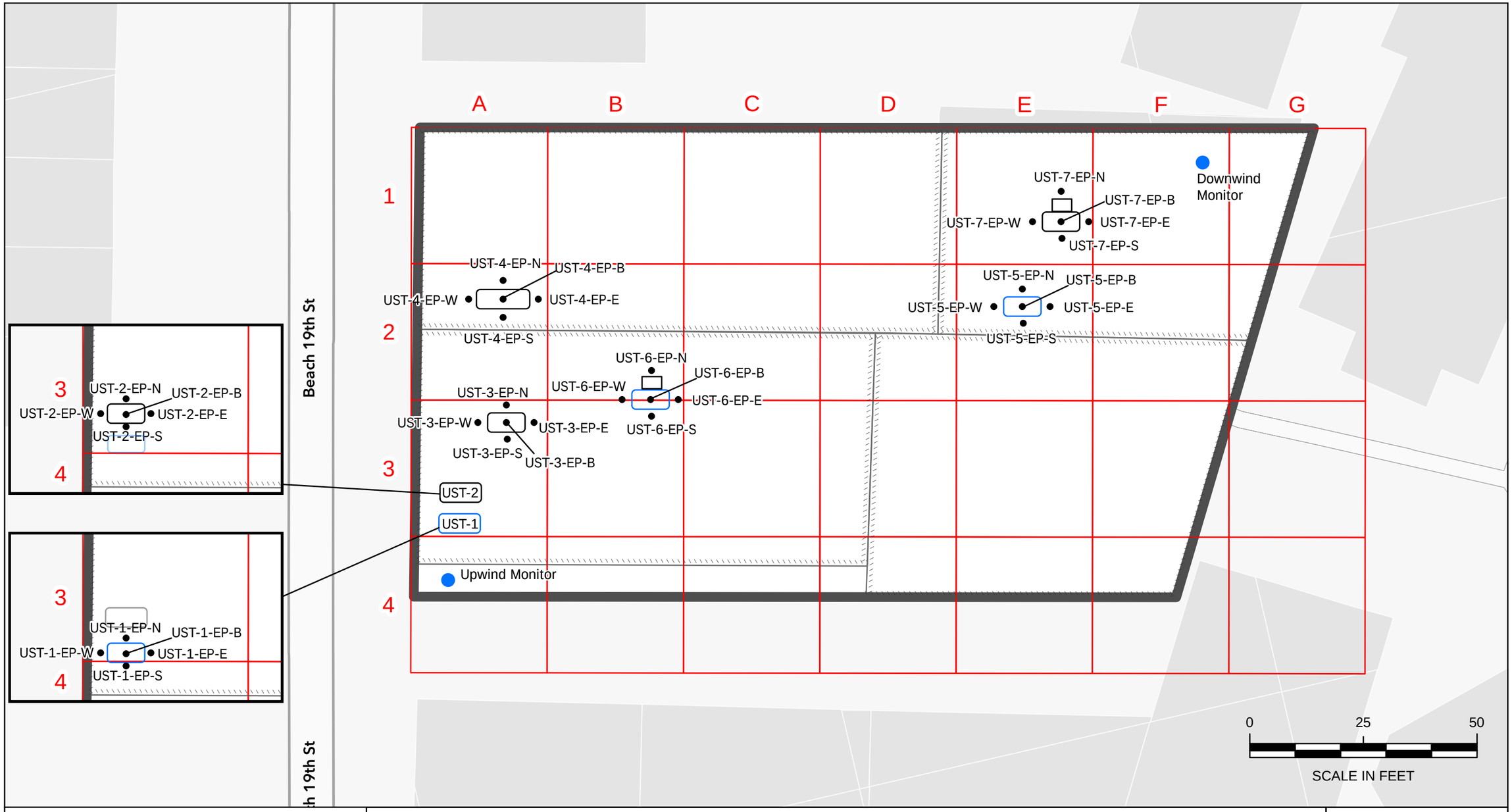
- BCP Site Boundary
- 30 x 30 = 900 ft²
- Camp Station Location
- UST - Newly Encountered
- UST - Expected from Remedial Investigation
- Hydraulic Lift



N

File: 21003-0004
September 2026
Scale as shown

GALLAGHER BASSETT | TECHNICAL SERVICES



Grid Map

BCP Site No. C241276
10-16 Beach 19th Street
Borough of Queens, NY

- BCP Site Boundary
- 30 x 30 = 900 ft²
- Camp Station Location
- UST - Newly Encountered
- UST - Expected from Remedial Investigation
- Hydraulic Lift
- Sample Location



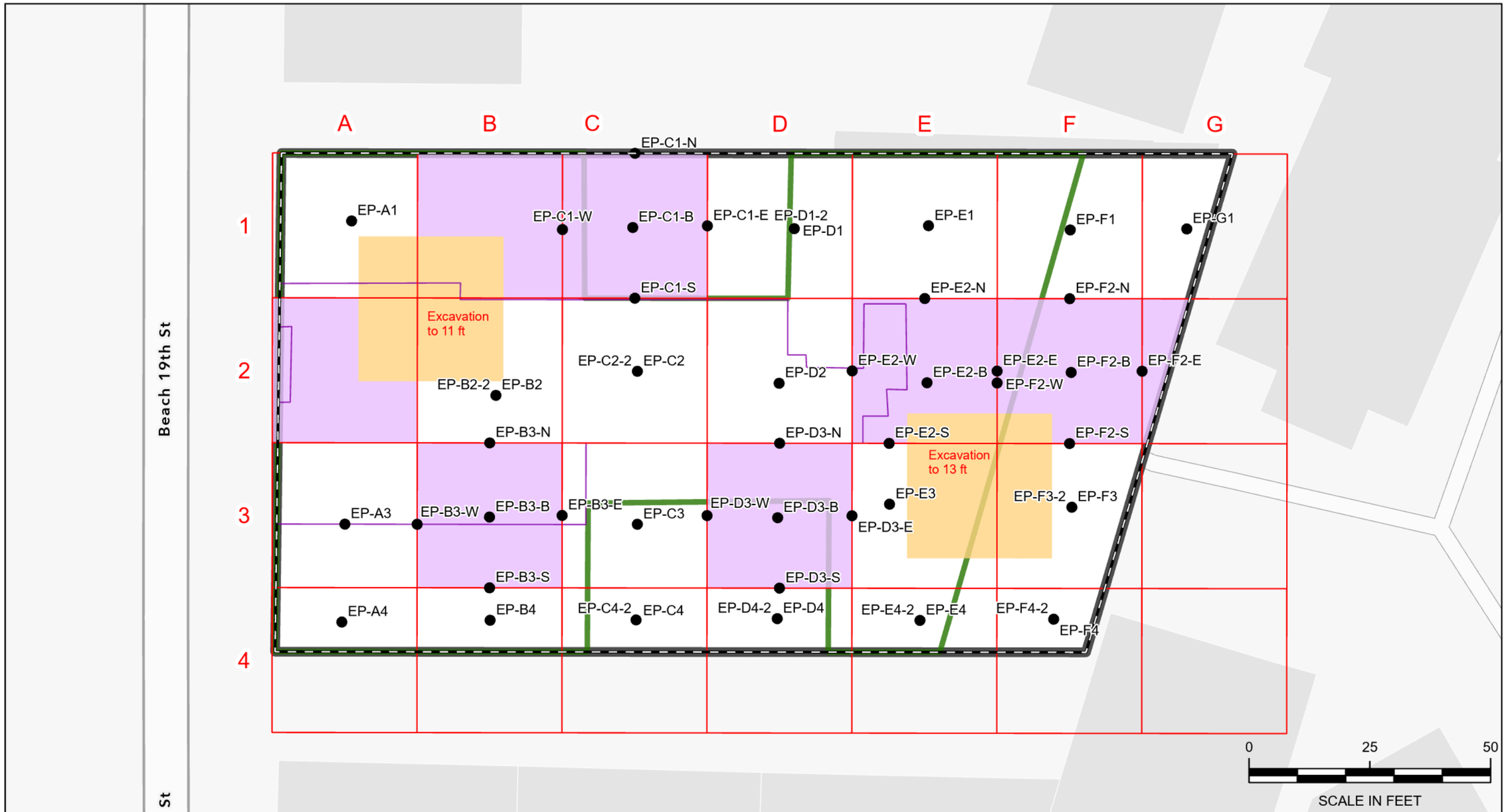
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September 2026

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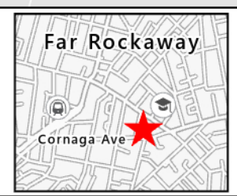
GALLAGHER BASSETT | TECHNICAL SERVICES



Endpoint Sample Map

BCP Site No. C241276
10-16 Beach 19th Street
Borough of Queens, NY

- BCP Site Boundary
- 30 x 30 = 900 ft²
- endpoint sampling location
- deep excavation
- excavation 6 feet bgs
- proposed cellar outline
- proposed 9-story building
- construction fence



N

File: 21003-0004

October 2026

Scale as shown

BELLUCCI ENGINEERING, PLLC

September 23, 2026

Erick Bower
Division of Environmental Remediation
New York State Department of Environmental Conservation
625 Broadway, Albany, NY 12233 via email: erick.bower@dec.ny.gov

Re: 10-16 Beach 19th Street, New York BCP Site Number: C241276
Revised Excavation Plan Letter
GBTS Project: 21003-0004

Dear Mr. Bower:

This letter follows email correspondence with the New York State Department of Environmental Conservation (NYSDEC) regarding modifications to the grid map from the Remedial Action Work Plan (RAWP; July 2026) and Decision Document (DD; July 2026). Changes were made to the grid size after the approval of these documents and prior to the start of remediation. The purpose of this letter is to acknowledge this deviation, document the revised excavation plan, and confirm there are no substantive errors in excavation or end point sampling.

BACKGROUND

Prior to commencement of remediation, GBTS had reviewed the grid map in the RAWP and noted the grids were 26 feet by 26 feet, each representing an area of surface soil removal of less than 700 square feet. GBTS created a revised figure with a 30 feet by 30 feet grid. This was to be consistent with RAWP Section 5.2.2 Confirmatory Sampling Frequency, which states the following:

Discrete confirmatory soil samples will be collected (at a minimum) from each 30 linear feet of wall (at least one sample per wall) and from every 900 square feet of excavation floor (at least one sample per floor) in excavation areas (the final number and location of samples will be determined in consultation with NYSDEC).

REVISED GRID MAP

The revised grid map has been used to guide remedial excavation and end-point sampling. Per NYSDEC email correspondence dated September 18, 2026, the RAWP and DD are certified design documents which must be adhered to, and use of the revised grid map represents a deviation from the RAWP and DD.

Beyond this procedural deviation, use of the revised grid map raises the possibility of two categories of error in the field. The first is that the revised grid map would change the lateral and vertical relationship between RI data documented exceedances of RRU SCOs and remedial excavations. The second category of potential error would be to change the frequency and location of endpoint sampling such that post remedial site conditions are not completely represented.

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bellucciengineeringpllc@gmail.com

CONCLUSIONS

The revised grid maintains alignment with RI borings and documented RRU SCO exceedances. Proposed remedial excavation locations and depths remain appropriate and are not impacted by the revised grid size. The estimated remedial soil export volume of 1,750 cubic yards remains consistent with the RAWP. Endpoint sample locations are sufficient to fully characterize post-remedial conditions at the site.

Please see the attached figures confirming these conclusions as requested by NYSDEC:

1. New Excavation Grid vs RI Borings/Results (revision of RAWP Figure 9: Proposed Remedial Excavation)
2. New Excavation Grid vs. Endpoint Sampling Locations (revision of RAWP Figure 13: Proposed Endpoint Sample Locations)

These figures confirm that the revised grid map does not compromise implementation of the remedy. The revised grid map will continue to be used going forward.

Please review the above and confirm that NYSDEC can accept this deviation from the RAWP/DD. The deviation will be noted in the Final Engineering Report.

Sincerely,



_____

Daniel Bellucci, PE
Bellucci Engineering, PLLC

Attachments: New Excavation Grid vs RI Borings/Results
New Excavation Grid vs. Endpoint Sampling Locations

CERTIFICATION STATEMENTS

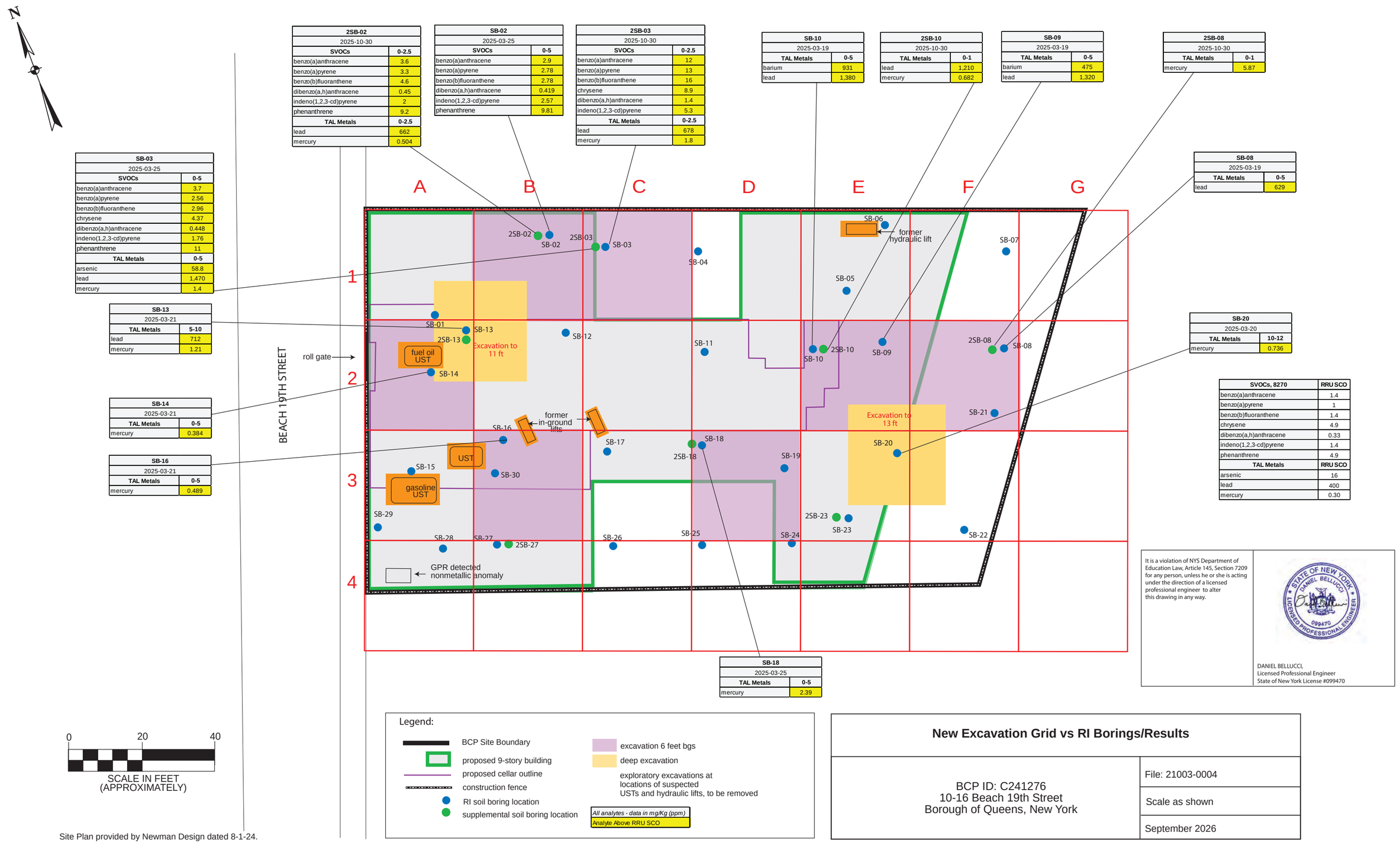
I, Daniel Bellucci, PE, certify that I am Professional Engineer as defined in 6 NYCRR Part 375 and that this *Revised Excavation Plan letter*, documenting the new excavation plan and explaining any deviations from the approved RAWP, was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

Daniel Bellucci, PE

P.E. Signature:

Date: 9/23/26





2SB-02	
2025-10-30	
SVOCs	**0-2.5**
benzo(a)anthracene	3.6
benzo(a)pyrene	3.3
benzo(b)fluoranthene	4.6
dibenzo(a,h)anthracene	0.45
indeno(1,2,3-cd)pyrene	2
phenanthrene	9.2
TAL Metals	**0-2.5**
lead	662
mercury	0.504

SB-02	
2025-03-25	
SVOCs	**0-5**
benzo(a)anthracene	2.9
benzo(a)pyrene	2.78
benzo(b)fluoranthene	2.78
dibenzo(a,h)anthracene	0.419
indeno(1,2,3-cd)pyrene	2.57
phenanthrene	9.81

2SB-03	
2025-10-30	
SVOCs	**0-2.5**
benzo(a)anthracene	12
benzo(a)pyrene	13
benzo(b)fluoranthene	16
chrysene	8.9
dibenzo(a,h)anthracene	1.4
indeno(1,2,3-cd)pyrene	5.3
TAL Metals	**0-2.5**
lead	678
mercury	1.8

SB-10	
2025-03-19	
TAL Metals	**0-5**
barium	931
lead	1,380

2SB-10	
2025-10-30	
TAL Metals	**0-1**
lead	1,210
mercury	0.682

SB-09	
2025-03-19	
TAL Metals	**0-5**
barium	475
lead	1,320

2SB-08	
2025-10-30	
TAL Metals	**0-1**
mercury	5.87

SB-03	
2025-03-25	
SVOCs	**0-5**
benzo(a)anthracene	3.7
benzo(a)pyrene	2.56
benzo(b)fluoranthene	2.96
chrysene	4.37
dibenzo(a,h)anthracene	0.448
indeno(1,2,3-cd)pyrene	1.76
phenanthrene	11
TAL Metals	**0-5**
arsenic	58.8
lead	1,470
mercury	1.4

SB-08	
2025-03-19	
TAL Metals	**0-5**
lead	629

SB-13	
2025-03-21	
TAL Metals	**5-10**
lead	712
mercury	1.21

SB-20	
2025-03-20	
TAL Metals	**10-12**
mercury	0.736

SB-14	
2025-03-21	
TAL Metals	**0-5**
mercury	0.384

SB-16	
2025-03-21	
TAL Metals	**0-5**
mercury	0.489

SVOCs, 8270	RRU SCO
benzo(a)anthracene	1.4
benzo(a)pyrene	1
benzo(b)fluoranthene	1.4
chrysene	4.9
dibenzo(a,h)anthracene	0.33
indeno(1,2,3-cd)pyrene	1.4
phenanthrene	4.9
TAL Metals	**RRU SCO**
arsenic	16
lead	400
mercury	0.30

SB-18	
2025-03-25	
TAL Metals	**0-5**
mercury	2.39

0 20 40
SCALE IN FEET
(APPROXIMATELY)

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

Legend:

- BCP Site Boundary
- proposed 9-story building
- proposed cellar outline
- construction fence
- RI soil boring location
- supplemental soil boring location
- excavation 6 feet bgs
- deep excavation
- exploratory excavations at locations of suspected USTs and hydraulic lifts, to be removed

All analytes - data in mg/Kg (ppm)
Analyte Above RRU SCO

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

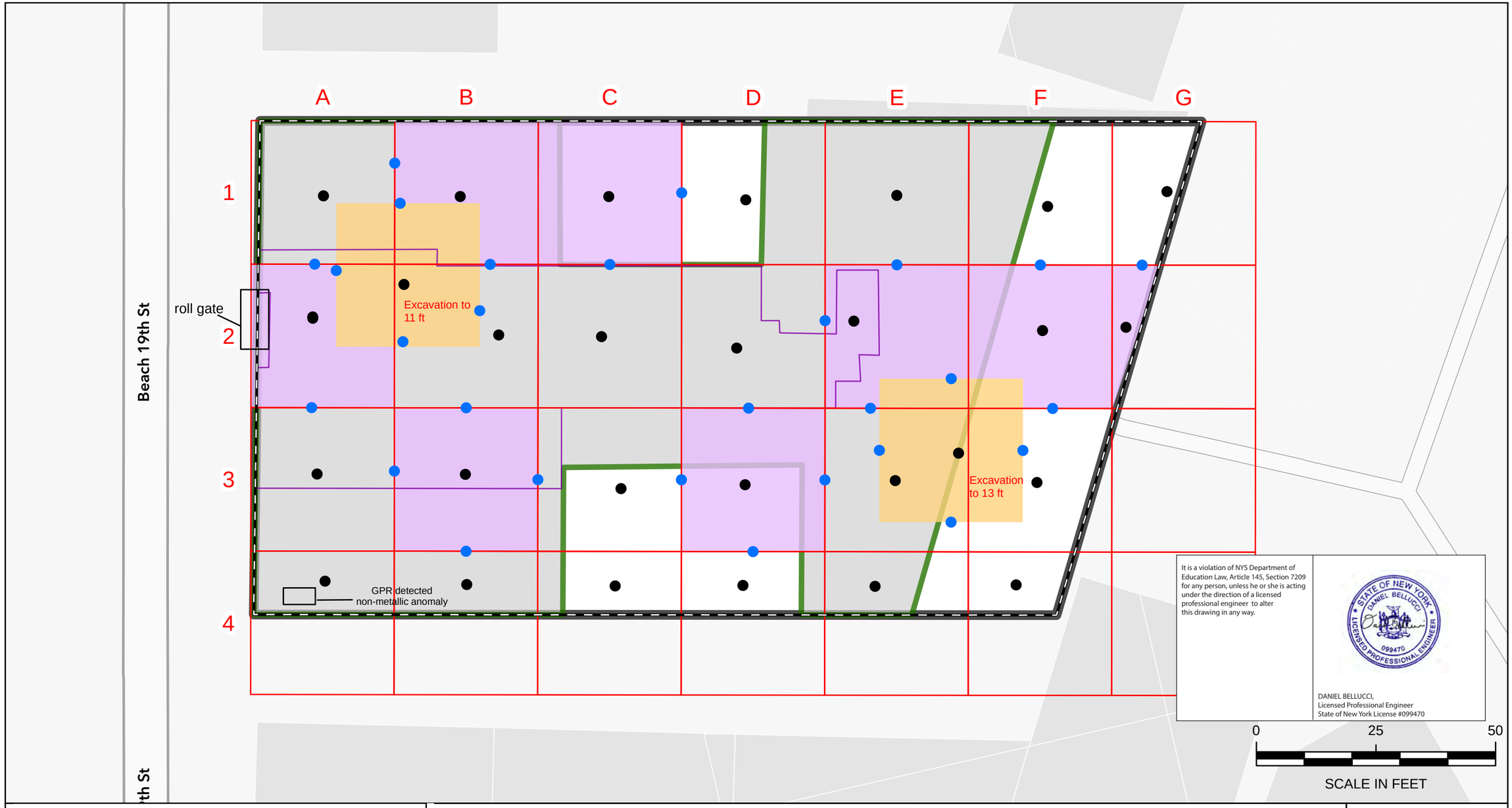
New Excavation Grid vs RI Borings/Results

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

File: 21003-0004

Scale as shown

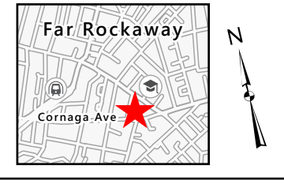
September 2026



Endpoint Sample Locations
Revised Grid Map

BCP Site No. C241276
10-16 Beach 19th Street
Borough of Queens, NY

- BCP Site Boundary
- 30 x 30 = 900 ft²
- proposed base of excavation endpoint sample locations
- proposed wall endpoint sample locations
- construction fence
- proposed cellar outline
- deep excavation
- excavation 6 feet bgs
- proposed 9-story building



File: 21003-0004

September 2026

Scale as shown