



IMPACT ENVIRONMENTAL

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August 28, 2025

Matthew Hubicki
Project Manager
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233

Re: July 2025 Monthly Summary Report
46-70 McLean Avenue Repair Laundry Site
46-70 McLean Avenue, Yonkers, NY
Brownfield Cleanup Program Site No. C360211

Dear Mr. Hubicki:

This letter provides a summary of the activities completed during July 2025, along with updates to the proposed construction and remedial schedule for the Brownfield Cleanup Program (BCP) project located at 46-70 McLean Avenue, Yonkers, New York (Site), on behalf of SNL Yonkers LLC.

- Daily reports for work performed between July 9 and July 25, 2025, have been sent to the NYSDEC Project Manager.

Project Schedule Updates:

- Installation of SSDS piping runs from the ground and second floor suction pits is anticipated to be completed by September 15, 2025.
- Installation of SSDS fans and electrical connections are anticipated to be completed by September 20, 2025.
- Replacement groundwater monitoring wells, where required, and new monitoring wells, as depicted in Plate 19 of the RAWP, are anticipated to be installed within the first two weeks of September 2025.
- Completion of the building envelope is anticipated by September 20, 2025.
- The first round of soil vapor intrusion sampling is scheduled to be performed during the upcoming NYSDOH-defined heating season, after November 15, 2025.

If you have questions or comments regarding this matter, please feel free to contact me on (631) 269-8800.

Sincerely,

IMPACT ENVIRONMENTAL ENGINEERING AND GEOLOGY, PLLC.

Christopher Connolly
Project Manager

CC: Michael Colvin, Scott Dumont, Greg Mendez-Chicas