



IMPACT ENVIRONMENTAL

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October 10, 2025

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

Re: September 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 September 2025, along with updates (if any) 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.

- On September 12 and 15, 2025, IEEG oversaw the installation of five (5) new/replacement permanent groundwater monitoring wells, as indicated in the NYSDEC Approved RAWP.
- On September 19, 2025, IEEG staff collected post-remedial groundwater samples from the pre-existing and newly installed monitoring wells for laboratory analysis in accordance with the approved RAWP.

Project Schedule Updates:

- The Draft Final Engineering Report (FER) will be submitted to NYSDEC by no later than October 1, 2025.
- Installation of SSDS piping runs from the ground and second floor suction pits is anticipated to be completed by October 17, 2025.
- Installation of SSDS fans and electrical connections are anticipated to be completed by October 17, 2025.
- Completion of the building envelope is anticipated by October 30, 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