



Environmental, Planning, and Engineering Consultants

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March 10, 2021

Mr. Christopher Allen
NYS Department of Environmental Conservation
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101-5407

Re: Monthly Progress Report – February 2021
Newtown Creek Bud Site – North Block
2-10 54th Avenue, Long Island City, New York
NYSDEC BCP Site No. C241248

Dear Mr. Allen:

This Monthly Progress Report has been prepared by AKRF, Inc. (AKRF) to summarize the work performed for the Newtown Creek Bud Site – North Block New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) project (Site No. C241248), which is located at 2-10 54th Avenue, Long Island City, New York, during the month of February 2021. A Site location plan is provided as Figure 1.

The following activities were conducted in February 2021:

- On February 5, 2021, AKRF submitted the final Citizen Participation Plan (CPP), prepared on behalf of Bud North LLC (the Volunteer), to NYSDEC.
- On February 6, 2021, AKRF completed an indoor air sampling event in the southeast corner of the Site within the former NBC Studios space in the main Site building. Six indoor air samples, and one ambient air sample, were collected from within the space. The indoor air samples (RI-IA-07, RI-IA-09, RI-IA-10, and RI-IA-12) were collected from locations within the first floor that will be co-located with sub-slab soil vapor samples that will be collected during the Remedial Investigation (RI) (RI-SV-07, RI-SV-09, RI-SV-10, and RI-SV-12). Two additional indoor air samples (RI-IA-09B and RI-IA-09C) were collected from locations within the mezzanine office area. The results and recommendations from the indoor sampling event were summarized in a letter dated February 19, 2021, which was provided to NYSDEC and the New York State Department of Health (NYSDOH) for their review. In an email, dated March 4, 2021, NYSDEC indicated that NYSDOH agreed with AKRF's recommendation that no short-term mitigation for indoor air quality was necessary, and that the indoor sample analytical results can be included in the RI Report (RIR). The sampling locations are presented on Figure 2.
- On February 10, 2021, AKRF submitted the final Remedial Investigation Work Plan (RIWP), prepared on behalf of the Volunteer, to NYSDEC.
- In a letter dated February 24, 2021, NYSDEC issued an approval of the CPP.

- On February 26, 2021, copies of the CPP were provided to the two project document repositories (Queens Community Board District 2 and Queens Library at Long Island City).

The following work is planned for March 2021:

- In a letter dated March 2, 2021, NYSDEC approved the RIWP. Copies of the final work plan were sent to the two project document repositories on March 4, 2021.
- AKRF will perform the RI field activities at the Site, which began on March 8, 2021 and expected to conclude before the end of March 2021.

If you have any questions regarding the information presented in this letter, please contact Marc at (914) 922-2356 or mgodick@akrf.com, or Patrick at (646) 388-9784 or jdiggins@akrf.com.

Sincerely,
AKRF, Inc.



Marc S. Godick, LEP
Senior Vice President



J. Patrick Diggins
Technical Director

Enc. Figure 1 – Site Location

cc (electronic copy only):

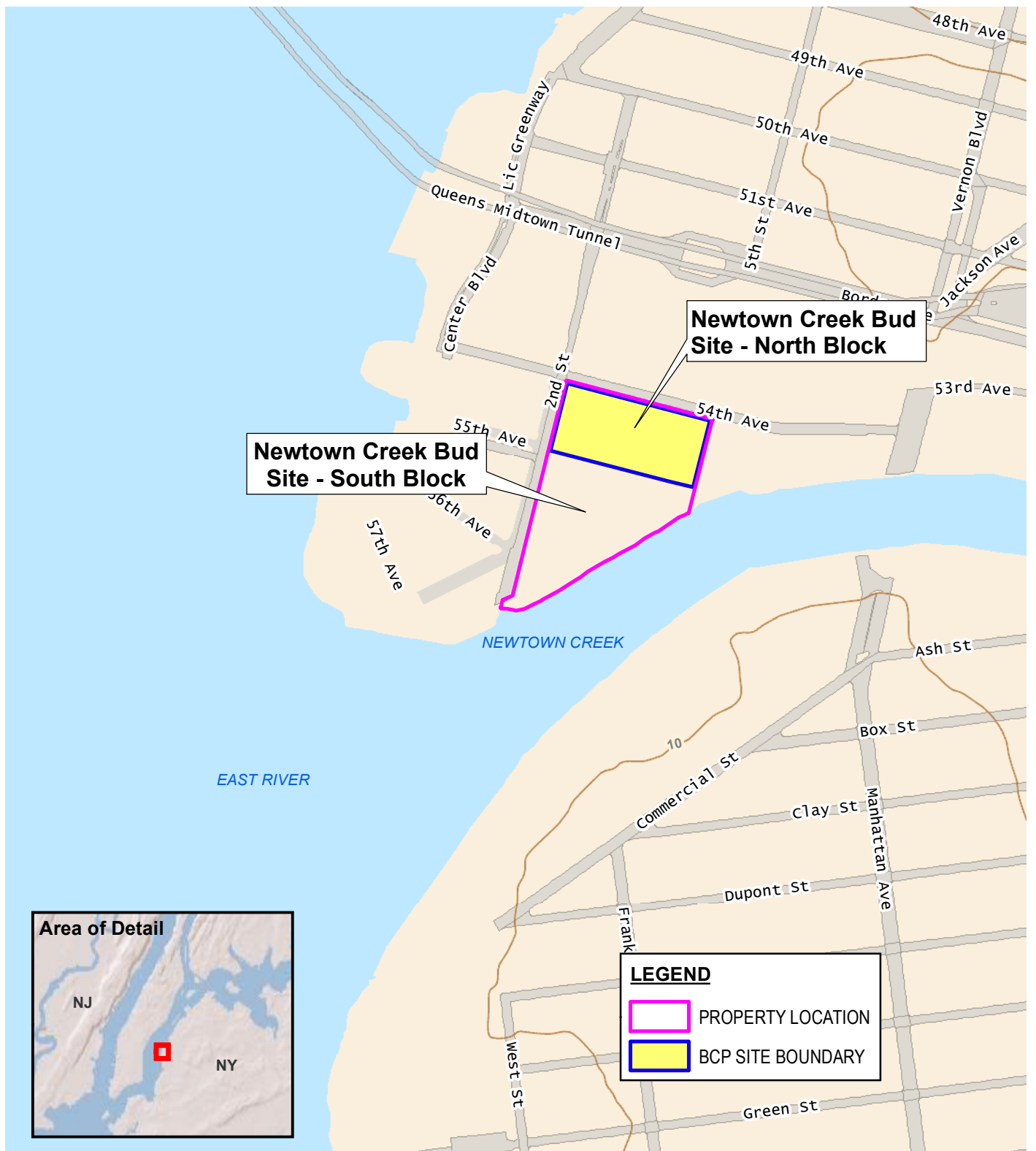
Shaun J. Surani – NYSDOH

George Georgioudakis, Bruce Weill, Mael Illien – Bud North LLC

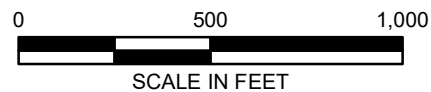
Document Repositories – Queens Community Board District 2 and Queens Library at Long Island City

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FIGURE



Service Layer Credits: USGS The National Map: 3d Elevation Program 2020



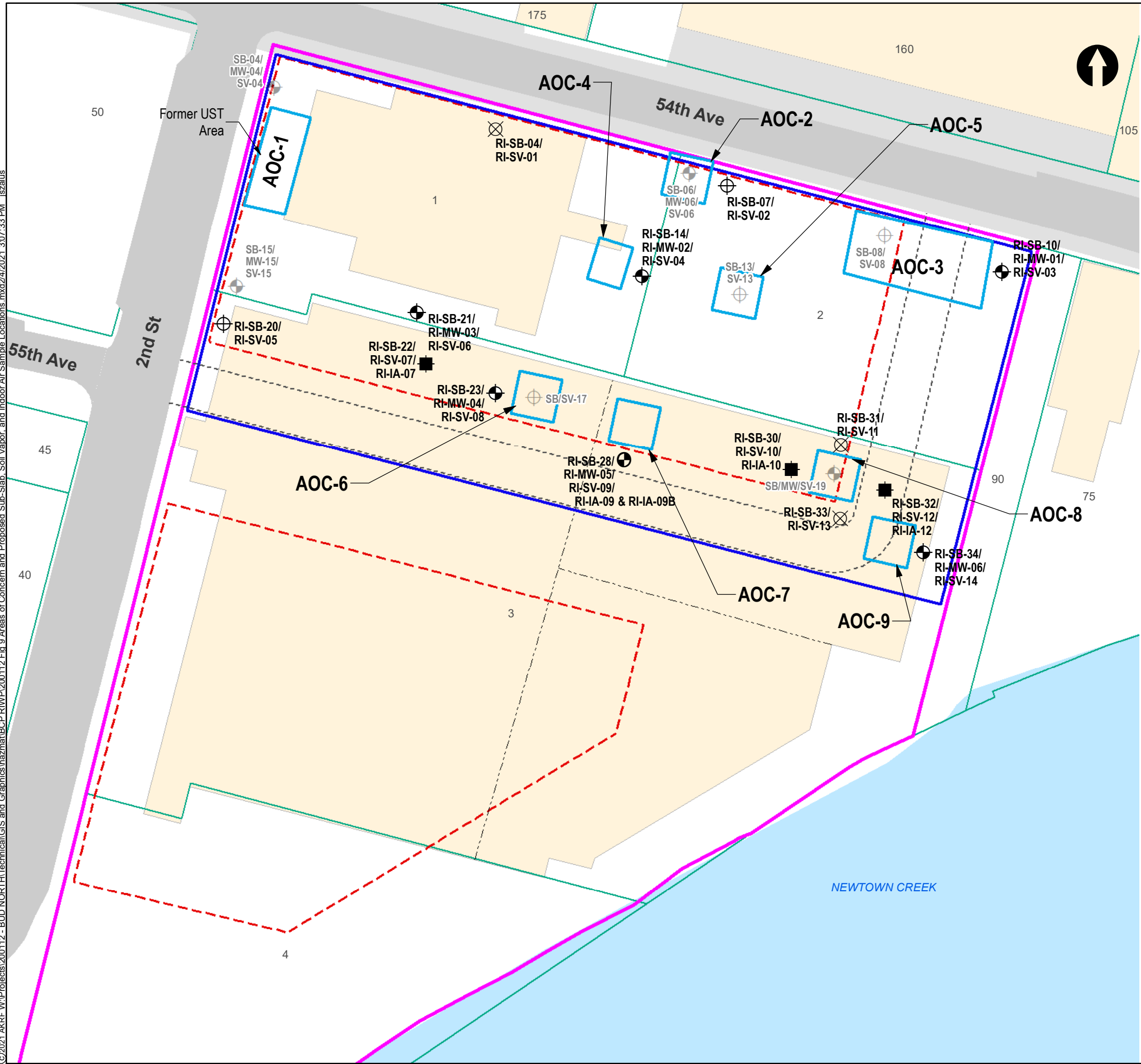
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Newtown Creek Bud Site - North Block
2-10 54th Avenue - Long Island City, New York

SITE LOCATION

DATE 10/8/2020
PROJECT NO. 200112
FIGURE 1

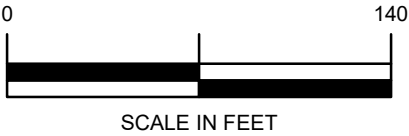
© 2021 AKRF W:\Projects\200112 - BUD NORTH\Technical\GIS and Graphics\hazmat\BCP RIWP\200112 Fig 9 Areas of Concern and Proposed Sub-Slab, Soil Vapor, and Indoor Air Sample Locations.mxd 2/4/2021 3:07:33 PM isalus



AREAS OF CONCERN (AOCs)	
AOC-1	Soil - Elevated Metals. Possible UST
AOC-2	Soil - Elevated PAHs, Metals (potentially hazardous)
AOC-3	Soil - Elevated PAHs, Metals (potentially hazardous)
AOC-4	Soil - Elevated PAHs
AOC-5	Soil - Elevated Metals
AOC-6	Soil - Elevated Metals (potentially hazardous)
AOC-7	Soil - Elevated Metals (potentially hazardous)
AOC-8	Soil - Elevated PCBs, PAHs
	Groundwater - Elevated Freon
	Soil Vapor - Low level PCE and Elevated Freon
AOC-9	Soil - Elevated PCBs and PAHs

NOTE:
SUB-SLAB SOIL VAPOR SAMPLES WILL BE COLLECTED FROM LOCATIONS WITHIN THE EXISTING BUILDING FOOTPRINTS AND SUBSURFACE SOIL VAPOR SAMPLES WILL BE COLLECTED FROM EXTERIOR LOCATIONS.

- LEGEND**
- PROPERTY BOUNDARY
 - BCP SITE BOUNDARY
 - PROPOSED BUILDING FOOTPRINT
 - LOT BOUNDARY AND TAX LOT NUMBER
 - EXISTING BUILDING
 - AREAS OF CONCERN (NOT TO SCALE)
 - PREVIOUS SOIL BORING/GROUNDWATER/SOIL VAPOR POINT LOCATION
 - PREVIOUS SOIL BORING/SOIL VAPOR POINT LOCATION
 - PROPOSED RI SOIL BORING/MONITORING WELL/SOIL VAPOR LOCATION
 - PROPOSED RI SOIL BORING/SOIL VAPOR LOCATION
 - PROPOSED RI SOIL BORING/SUB-SLAB SAMPLE LOCATION
 - PROPOSED SOIL BORING/MONITORING WELL/SUB-SLAB SOIL VAPOR LOCATION/INDOOR AIR SAMPLE LOCATION
 - PROPOSED SOIL BORING/ SUB-SLAB SOIL VAPOR
 - UST UNDERGROUND STORAGE TANK



Newtown Creek Bud Site - North Block
2-10 54th Avenue - Long Island City, New York



440 Park Avenue South, New York, NY 10016

AREAS OF CONCERN AND PROPOSED SUB-SLAB,
SOIL VAPOR, AND INDOOR AIR SAMPLE LOCATIONS

DATE
2/4/2021

PROJECT NO.
200112

FIGURE
2