



***Environmental, Planning, and Engineering Consultants***

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March 11, 2022

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

Re: Monthly Progress Report – February 2022  
Newtown Creek Bud Site – North Block  
2-10 54<sup>th</sup> 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 54<sup>th</sup> Avenue (soon to be referred as 2-21 Malt Drive), Long Island City, New York, during the month of February 2022. A Site location plan is provided as Figure 1.

The following activities were conducted in February 2022:

- Following the receipt of the New Building Permit from New York City Department of Buildings (NYCDOB) on February 9, 2022, the Volunteer began preparations to mobilize to the Site to begin remedial excavation and redevelopment. AKRF will be on-site during all intrusive activities to perform air monitoring for particulates and volatile organic compounds (VOCs), in accordance with the Community Air Monitoring Plan (CAMP) in the NYSDEC-approved Remedial Action Work Plan (RAWP).

The following activities are planned for March 2022:

- The Volunteer mobilized to the Site on March 7, 2022 to begin site remediation and redevelopment. Initial activities have included the installation of test piles and completion of pile load tests. AKRF has been on-site during all intrusive activities to perform air monitoring for particulates and VOCs, in accordance with the CAMP in the NYSDEC-approved RAWP. The CAMP data has been included in field summary reports submitted to NYSDEC.
- On behalf of the Volunteer, AKRF will oversee and document the completion of a groundwater remediation program at the Site, which will include the removal of petroleum contaminated soil, associated with NYSDEC Spill No. 2100710, and the application of Oxygen Release Compound (ORC)<sup>®</sup>. The activities will be documented in field summary reports. The groundwater treatment area is presented on Figure 2.

- The Volunteer will begin remedial excavation, including the removal of the top two feet of material site-wide in mid-March 2022. AKRF will collect documentation samples, in accordance with the NYSDEC-approved RAWP. The proposed remedial excavation and documentation sample locations are presented on Figure 3.

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

Sincerely,  
AKRF, Inc.



Marc S. Godick, LEP  
Senior Vice President



J. Patrick Diggins  
Technical Director

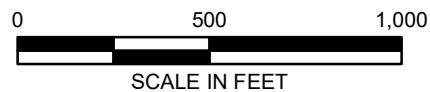
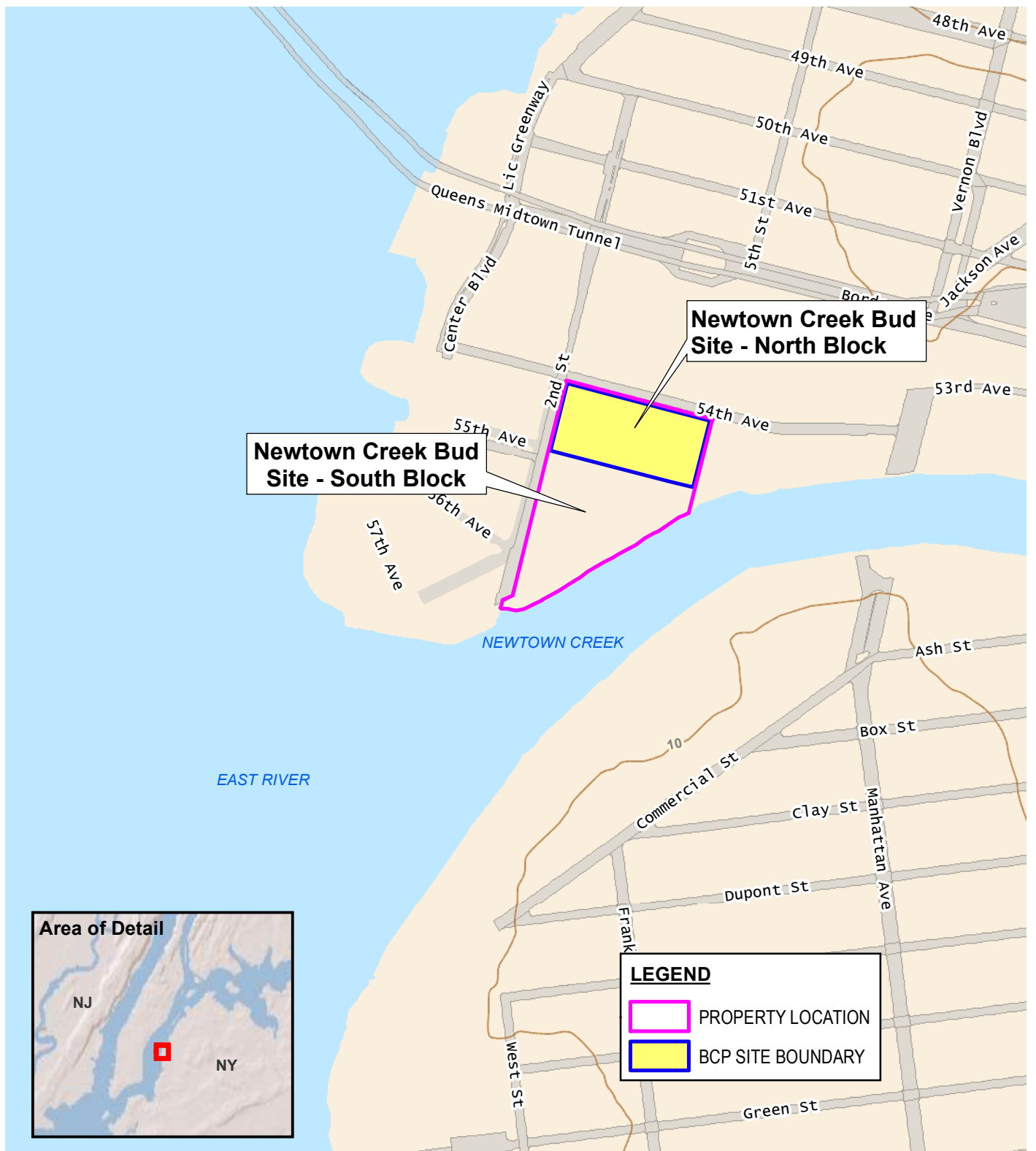
Enc. Figure 1 – Site Location  
Figure 2 – Groundwater Treatment Area  
Figure 3 – Proposed Remedial Excavation and Documentation Sample Location Plan

cc (electronic copy only):

Shaun J. Surani – NYSDOH  
George Georgioudakis, Bruce Weill, Mael Illien, Nicholas Vasta – Bud North LLC  
Document Repositories – Queens Community Board District 2 and Queens Library at Long Island City

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## FIGURES



440 Park Avenue South, New York, NY 10016

**Newtown Creek Bud Site - North Block**  
2-10 54<sup>th</sup> Avenue - Long Island City, New York

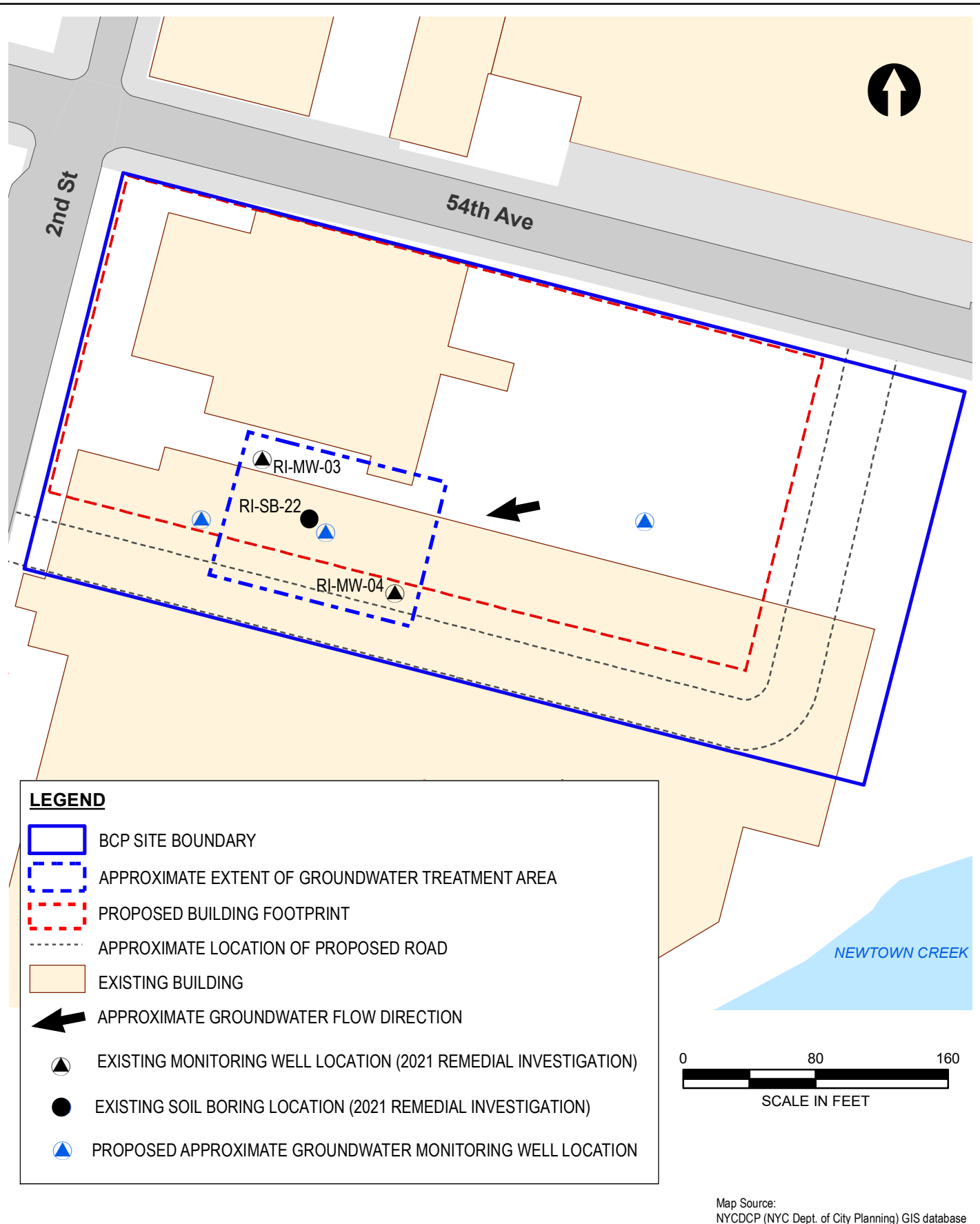
**SITE LOCATION**

DATE  
**10/8/2020**

PROJECT NO.  
**200112**

FIGURE  
**1**

© 2021 AKRF W:\Projects\200112 - BUD NORTH\Technical\GIS and Graphics\shazmat\RAWP\200112 Fig 13 Remedial Treatment Areas.mxd 12/20/2021 11:23:37 AM iszalus



**LEGEND**

- BCP SITE BOUNDARY
- APPROXIMATE EXTENT OF GROUNDWATER TREATMENT AREA
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE LOCATION OF PROPOSED ROAD
- EXISTING BUILDING
- APPROXIMATE GROUNDWATER FLOW DIRECTION
- EXISTING MONITORING WELL LOCATION (2021 REMEDIAL INVESTIGATION)
- EXISTING SOIL BORING LOCATION (2021 REMEDIAL INVESTIGATION)
- PROPOSED APPROXIMATE GROUNDWATER MONITORING WELL LOCATION



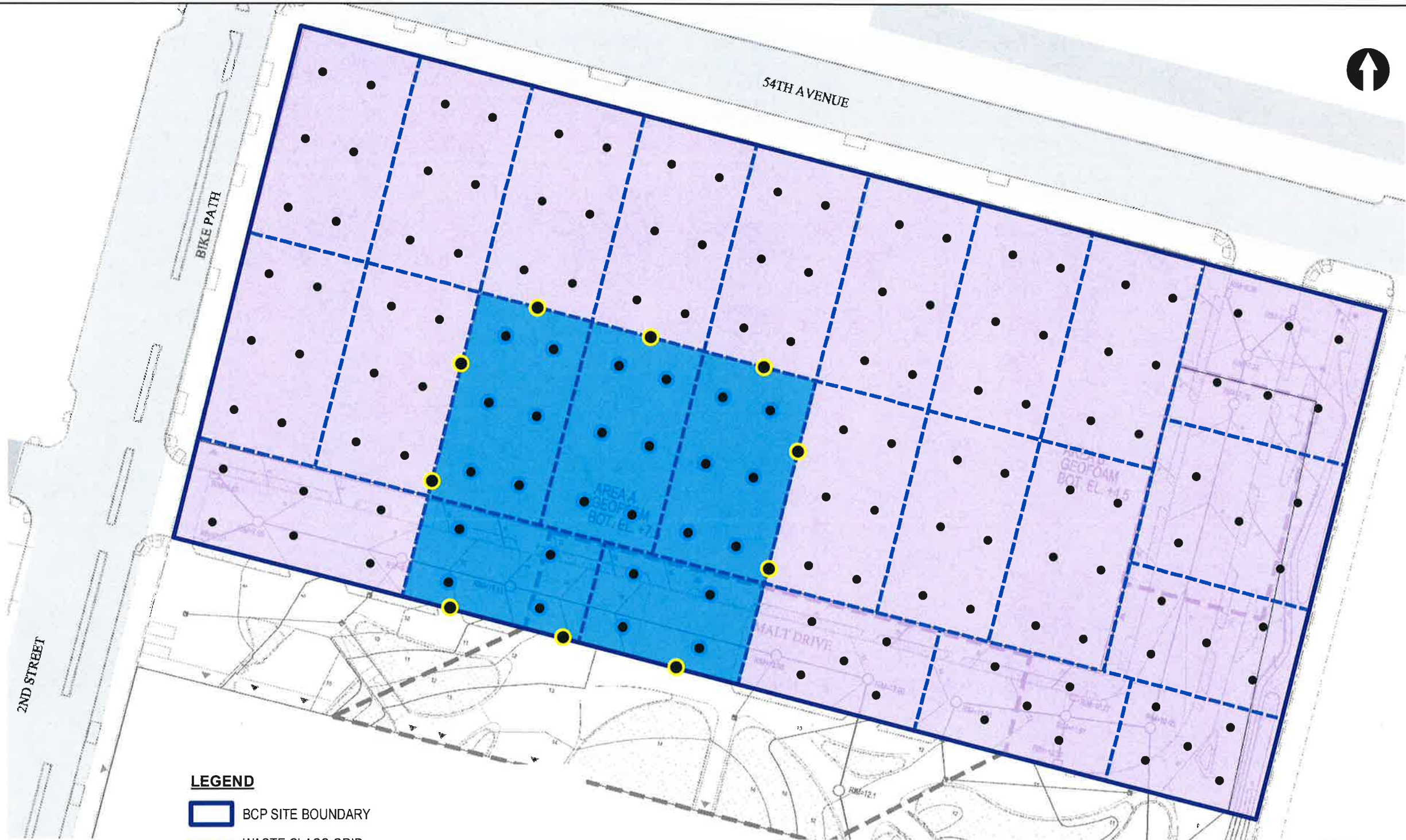
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**Newtown Creek Bud Site - North Block**  
2-21 Malt Drive - Long Island City, New York

**GROUNDWATER TREATMENT AREA**

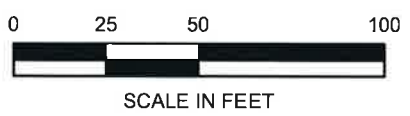
DATE
<b>02/14/2022</b>
PROJECT NO.
<b>200112</b>
FIGURE
<b>2</b>





**LEGEND**

- BCP SITE BOUNDARY
- WASTE CLASS GRID
- REMEDIAL EXCAVATION TO 2 FEET BELOW GROUNDWATER (APPROX. 50 FEET BY 75 FEET, UP TO 11 FEET DEEP) FOR REMOVAL OF SOURCE MATERIAL
- REMEDIAL EXCAVATION TO APPROXIMATELY 2 FEET BELOW EXISTING GRADE
- BOTTOM DOCUMENTATION SAMPLE SOURCE AREA REMOVAL
- SIDEWALL DOCUMENTATION SAMPLE SOURCE AREA REMOVAL
- CONFIRMATORY DOCUMENTATION SAMPLE LOCATION



Map Source:  
NYCDP (NYC Dept. of City Planning) GIS database

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

**PROPOSED REMEDIAL EXCAVATION AND DOCUMENTATION SAMPLE LOCATION PLAN**



440 Park Avenue South, New York, NY 10016

DATE	8/25/2021
PROJECT NO.	200112
FIGURE	3