



Environmental, Planning, and Engineering Consultants

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August 10, 2022

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 – July 2022
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 (soon to be referred as 2-21 Malt Drive), Long Island City, New York, during the month of July 2022. A Site location plan is provided as Figure 1.

The following activities were conducted in July 2022:

- Between July 1 and 31, 2022, the Volunteer continued remediation and redevelopment activities at the Site, including the installation of pile cap forms, test piles and completion of pile load tests, completion of ground improvement, excavation and off-site disposal of soil from the Site, and importation of NYSDEC-approved bluestone and backfill from Impact Environmental – Reuse and Recovery Center (IRRC). AKRF has been 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 CAMP data has been included in field summary reports submitted to NYSDEC.
- Between July 1 and 31, 2022, eight truckloads of soil/fill were transported for off-site disposal at Clean Earth – North Jersey in Keasby, NJ, and 11 truckloads of soil/fill were transported for off-site disposal at Bayshore Management LLC in Kearny, NJ. The soil excavation plan is presented on Figure 2.
- Between July 1 and 22, 2022, AKRF oversaw and documented remediation of the remainder of the petroleum source area associated with NYSDEC Spill No. 2100710 in accordance with the revised Groundwater Treatment Design document dated May 3, 2022. Activities included soil excavation and off-site disposal, and groundwater treatment using Oxygen Release Compound (ORC)[®] and PersulfOx[®] in accordance with the NYSDEC-approved Groundwater Treatment Design Work Plan. Placement of ORC[®] and PersulfOx[®] as part of groundwater treatment was completed by Civetta on July 21 and 22, 2022. The petroleum hot spot remediation area is presented on Figure 3.
- On July 20, 2022, AKRF collected eight documentation endpoint samples from across the Site. Samples EP-144_8-10_20220720 through EP-151_0-2_20220628 were collected from either the

remedial excavation depth (2 feet below the Site grade) or the petroleum source area removal bottom or sidewalls (between 8 and 12 feet below Site grade), and each point was surveyed for location and elevation. The samples were sent to York Analytical Laboratories (York) for analysis of VOCs, semivolatile organic compounds (SVOCs), pesticides, herbicides, polychlorinated biphenyls (PCBs), metals, and per- and polyfluoroalkyl substances (PFAS). The remedial excavation and documentation sample locations are presented on Figure 2.

- On June 30, 2022, two 550-gallon underground storage tanks (USTs) uncovered in grid WC-01 in the northwest corner of the Site were cut up and removed off-Site by Brookside Environmental, Inc. to apparent petroleum-like odors and staining observed within the tank grave, AKRF reported a spill to the NYSDEP Spill Hotline and Spill No. 2202661 was assigned to the Site on June 27, 2022. In accordance with the RAWP, the petroleum spill area was excavated on July 1, 2022 under AKRF oversight, with petroleum-contaminated soils live-loaded into dump trucks for off-site disposal at Bayshore Management LLC in Kearny, NJ. Five endpoint documentation samples were collected on July 1, 2022 in the tank grave (samples UST-01_N_20220701, UST-1_S_20220701, UST-1_W_20220701, UST-01_E_20220701 and UST-01_B_20220701), which were analyzed for NYSDEC CP-51 VOCs and SVOCs. The approximate location of the USTs and endpoint sample locations are shown on Figure 2. The results of the endpoint documentation samples identified no exceedance of CP-51 VOCs and only trace detections of a few SVOCs. Detections of polycyclic aromatic hydrocarbons (PAHs) were consistent with the quality of fill across the Site identified during the Remedial Investigation and subsequent Site-wide waste characterization sampling. AKRF submitted documentation, including figures and tabulated endpoint data, relating to remedial efforts for Spill No. 2202661 to NYSDEC along with a spill closure request on July 21, 2022. A tank closure report will be filed with the NYSDEC Petroleum Bulk Storage (PBS) Division, and the closure document will be included in the FER.

The following activities are planned for or were already completed in August 2022:

- The Volunteer will continue general remediation and redevelopment activities at the Site in accordance with the RAWP.
- An application will be prepared and submitted to NYSDEC to register and close the USTs uncovered at the Site.
- The Volunteer will begin construction of the soil vapor extraction system (SVE) system and sub-slab depressurization system (SSDS).

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
Senior Technical Director

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

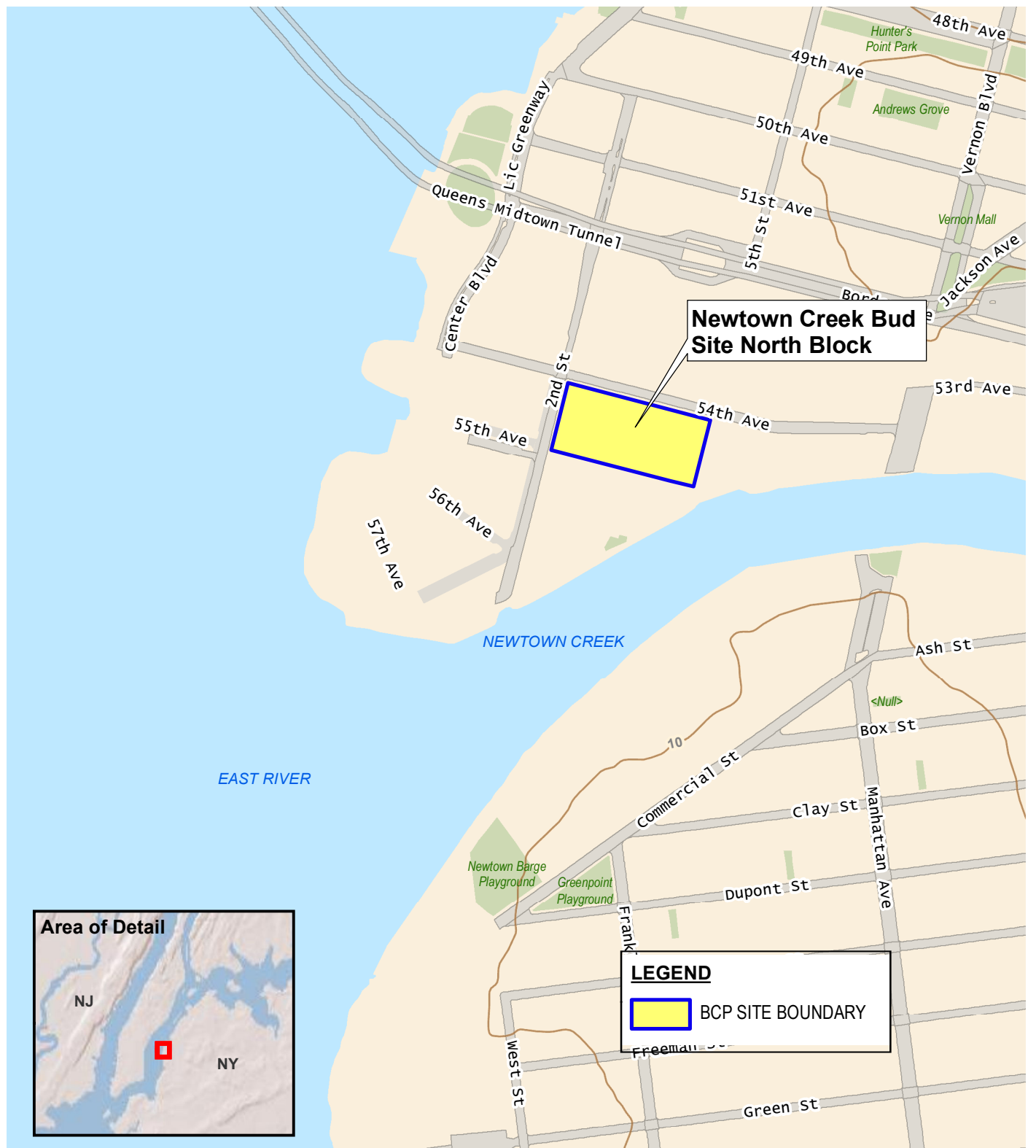
cc (electronic copy only):

Shaun J. Surani – NYSDOH
George Georgioudakis, Bruce Weill, Chris Steinmann, Nicholas Vasta – Bud North LLC

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

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FIGURES

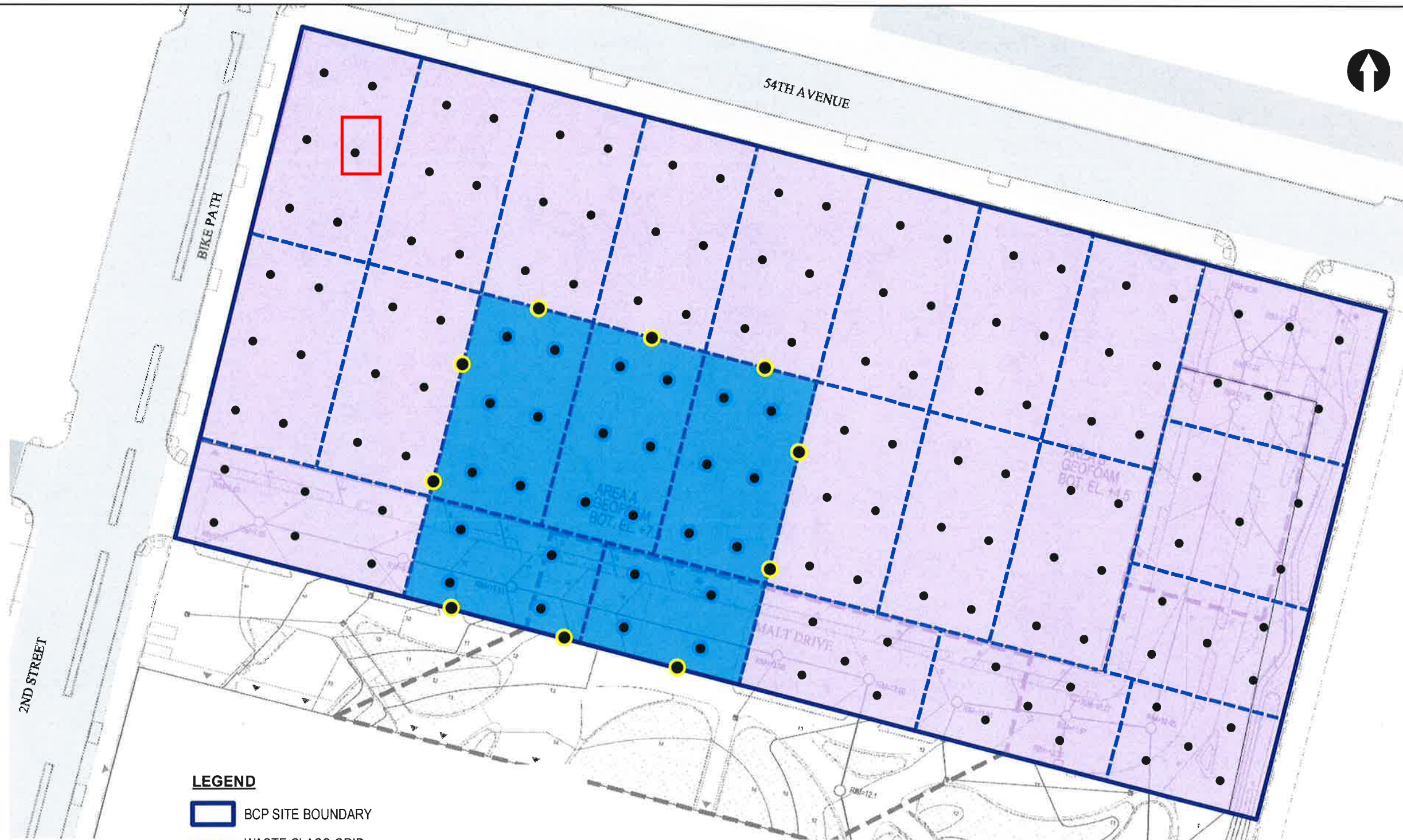


440 Park Avenue South, New York, NY 10016

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

BCP SITE LOCATION

DATE
11/29/2021
PROJECT NO.
200112
FIGURE
1



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

APPROXIMATE LOCATION OF TWO FORMER 550-GALLON USTs ASSOCIATED WITH NYSDEC SPILL NO. 2202661



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

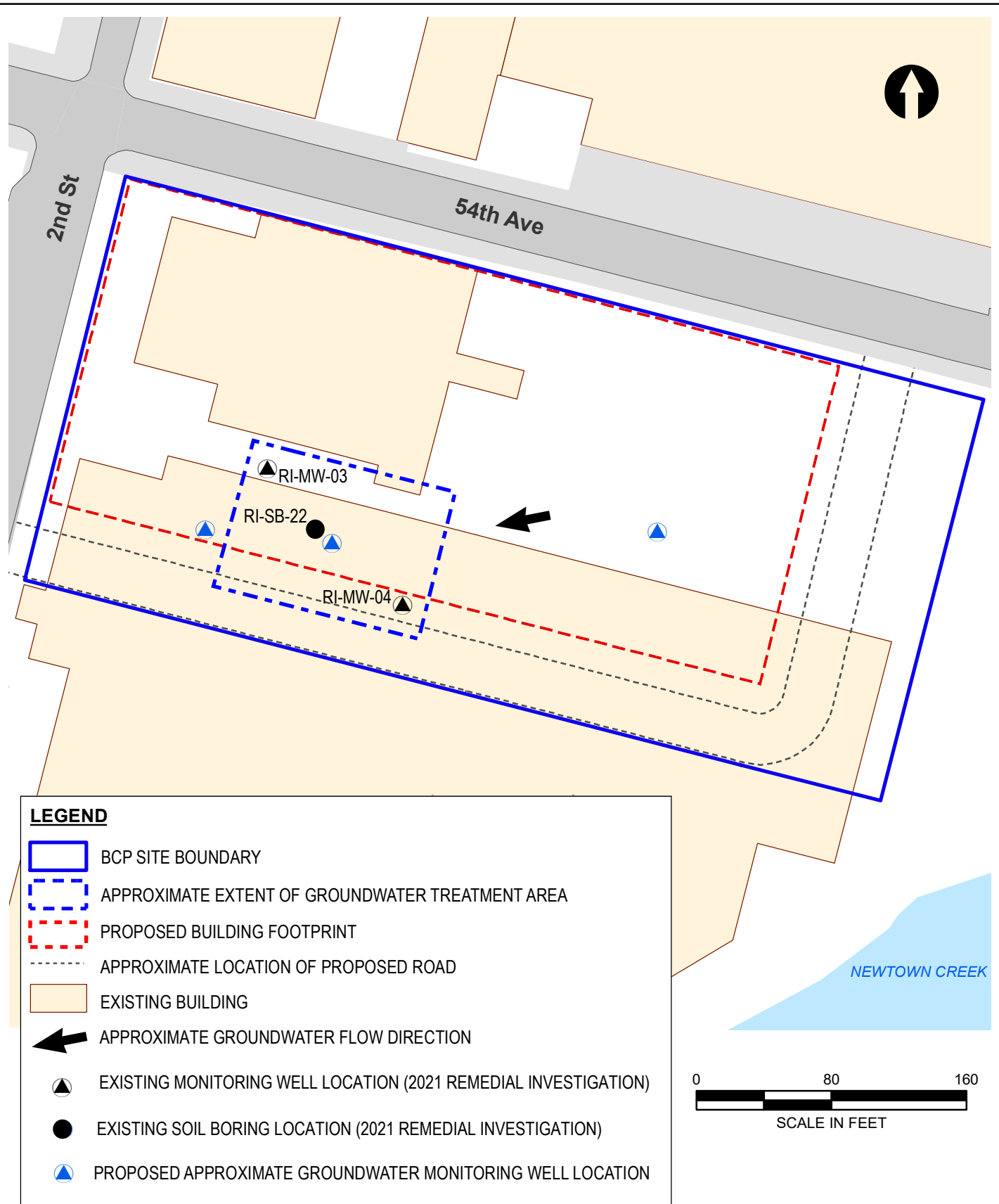
DATE
8/25/2021
PROJECT NO.
200112
FIGURE
2

PROPOSED REMEDIAL EXCAVATION AND DOCUMENTATION SAMPLE LOCATION PLAN



440 Park Avenue South, New York, NY 10016

© 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

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



440 Park Avenue South, New York, NY 10016

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

GROUNDWATER TREATMENT AREA

DATE
02/14/2022
PROJECT NO.
200112
FIGURE
3