NYSDEC
Division of Environmental Remediation

NEW YORK STATE | Department of Environmental Conservation

Site Location: 76-01 77th Avenue Flushing, New York

Contract No.

DEC Insp. – None

DEC PM – Brianna Scharf

Contractor Supt. – None

Engineer PM – Maclyn O'Donnell

Engineer Insp. – Maya Wells

Weather Conditions

General Description	Clear	AM	Cloudy	PM
Temperature	64°F	AM	77°F	PM
Wind	7 mph NNE	AM	6 mph NNE	PM

Health & Safety
If any box below is checked "Yes", provide explanation under "Health & Safety Comments".

Were there any changes to the Health & Safety Plan?	*Yes	No	NA
Were there any exceedances of the perimeter air monitoring reported on this date?	*Yes	No	NA
Were there any nuisance issues reported/observed on this date?	*Yes	No	NA

Health & Safety Comments

Site-specific HASP was followed accordingly.

Summary of Work Performed	Arrived at site:	0745	Departed Site:	1345

TRC Engineers, Inc. (TRC) accompanied LaBella Associates (LaBella) to conduct bimonthly operation and maintenance (O&M) of the Site soil vapor extraction (SVE) system at the Kliegman Brothers Site, located at 76-01 77th Avenue in Flushing, New York (the Site) on Friday, September 12, 2025. The objective of the site mobilization was to conduct routine O&M activities and to implement recommendations provided in the August 2025 SVE System Pulsing Completion Report, prepared by TRC.

Upon arrival, the system was operating with blower B-202 on. Completion report recommendations were implemented as follows:

Recommendation #1: During bimonthly O&M, sampling was switched to collecting system effluent samples from both pre- and post-blower over a thirty-minute period for a minimum of 6 months or three (3) bi-monthly sampling events. This O&M event was the first event of implementing this new procedure. Under TRC supervision, LaBella collected 30-minute vapor samples at system combined effluent locations both pre- and post-blower in 6-liter SUMMA cannisters for analysis of volatile organic compounds (VOCs) via USEPA method TO-15.

Recommendation #2: Optimize the SVE system to increase vapor extraction from the SVE wells adjacent to the Site Brewery building (SVE-9S and SVE-10S). As a part of optimizing the flow to SVE-9S and SCE-10S, a sub-slab soil vapor (SSSV) probe was installed at the former KB-SS-04 location, see attached Figure. The probe was advanced through the floor slab with a rotating hammer drill and constructed of a brass vapor pin with accompanying stainless steel cover and silicone tubing seal. This SSSV point and vapor monitoring point, VMP-4, located nearest/within the Site Brewery building were measured for vacuum using a manometer to assess system impact to the sub-slab; prior to system optimization, vacuum was measured at 0.000 inches of water column ("WC) at these points with the system running. To increase flow and vacuum to SVE-9S and SVE-10S, the system flow to other SVE wells was reduced, see attached tables for comparable field measurements (before and after reconfiguration). The combined flow and vacuum of SVE-9S and SVE-10S was increased from 70 standard cubic feet per minute (scfm) to 120 scfm and from -14.6 "WC to -36.6 "WC, respectively. After system reconfiguration, vacuums were measured at KB-SS-04 and VMP-4 at -0.199 "WC and -0.046 "WC, respectively.

As a part of regular system O&M, vapor monitoring point, combined and individual SVE well, and SVE system measurements for flow using a velocicalc, vacuum using a manometer/velocicalc, and VOCs using a photoionization device (PID). Two rounds of measurements were collected, before and after system optimization. Additionally, SVE-10S as identified during System Pulsing activities was determined to be SVE-9S and SVE-10S was located to be further northeast on-Site. Each SVE well is now accessible.

Equipment/Material Tracking
If any box below is checked "Yes", provide explanation under "Material Tracking Comments".

Were there any vehicles which did not display proper D.O.T numbers and placards?	*Yes	No	NA
Were there any vehicles which were not tarped?	* Yes	No	NA
Were there any vehicles which were not decontaminated prior to exiting the work site?	* Yes	No	NA

Personnel and Equipment

Individual	Company	Trade	Total Hours
Maya Wells	TRC	Environmental Engineer	8
Jason Brown	LaBella Associates	Field Technician	8

Equipment Description	Contractor/Vendor	Quantity	Used
N/A	N/A	N/A	N/A

Material Description	Imported/ Delivered to Site	Exported off Site	Waste Profile (If Applicable)	Source or Disposal Facility (If Applicable)	Daily Loads	Daily Weight (tons)*
N/A	N/A	N/A	N/A	N/A	N/A	N/A

*On-Site scale for off-site shipment, delivery ticket for material received

Equipment/Material Tracking Comments:

- 1x Manometer
- 1x Velocicalc
- 1x miniRAE ppmRAE PID
- 1x Hammer drill

Visitors to Site

Name	Representing	Entered Exclusion/CRZ Zone	
None.		**Yes**	**No**

Site Representatives

Name	Representing
None.	

Project Schedule Comments

The next bimonthly O&M event is scheduled for November 2025.

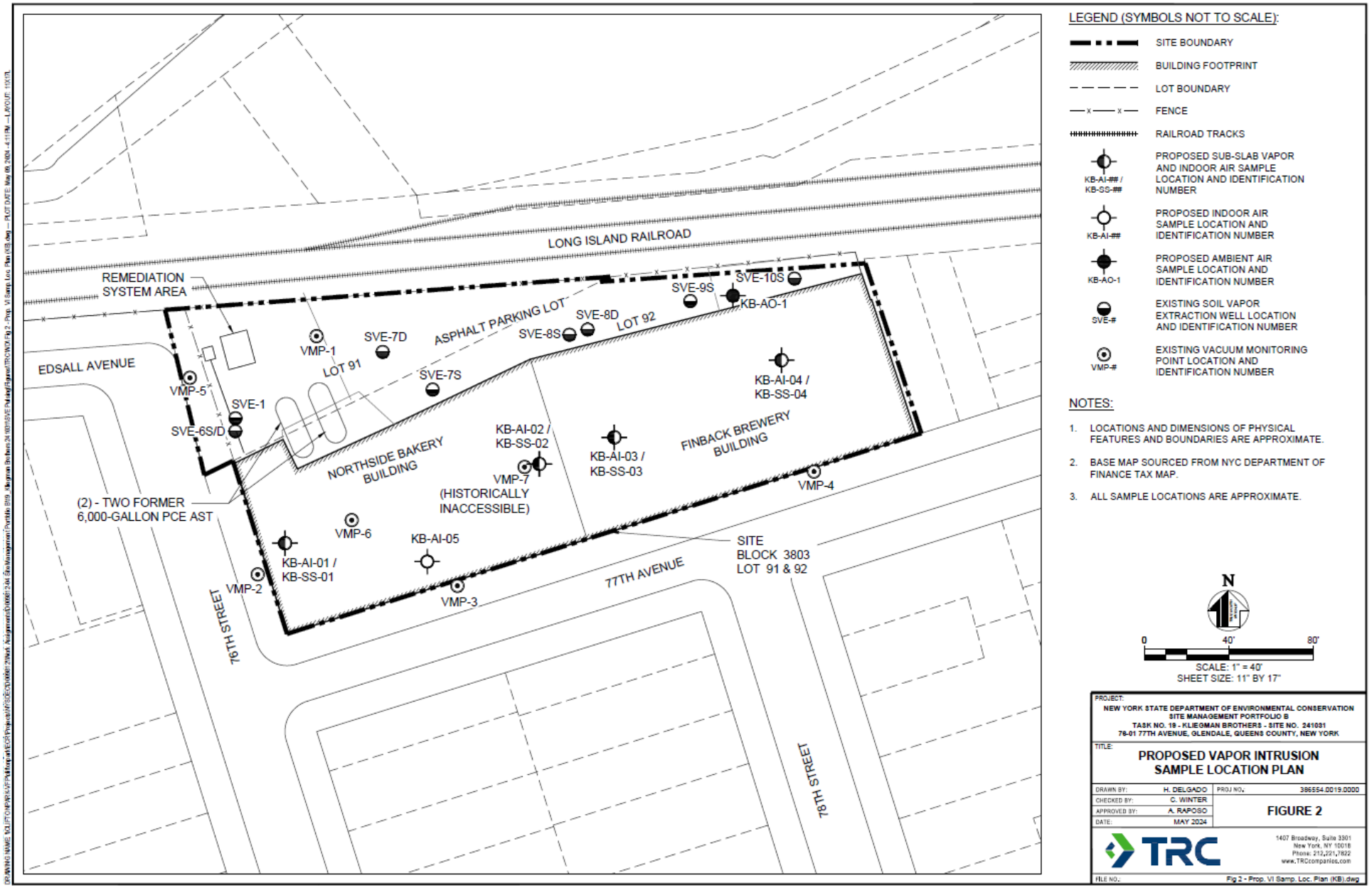
Issues Pending

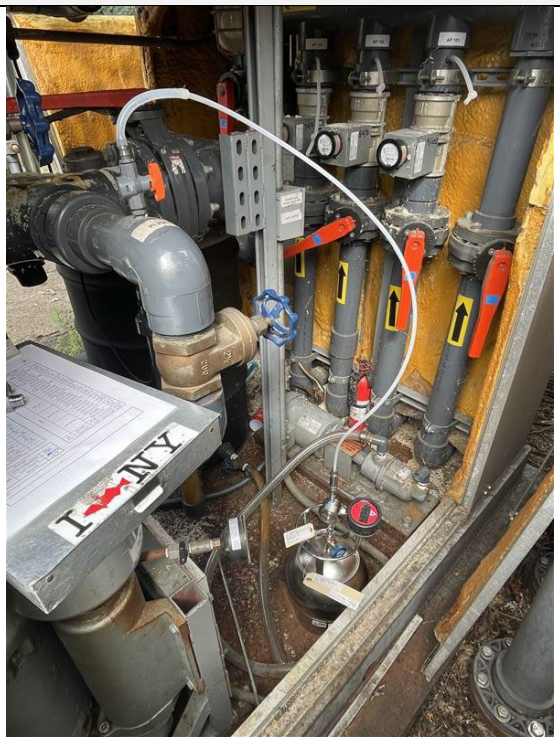
None.

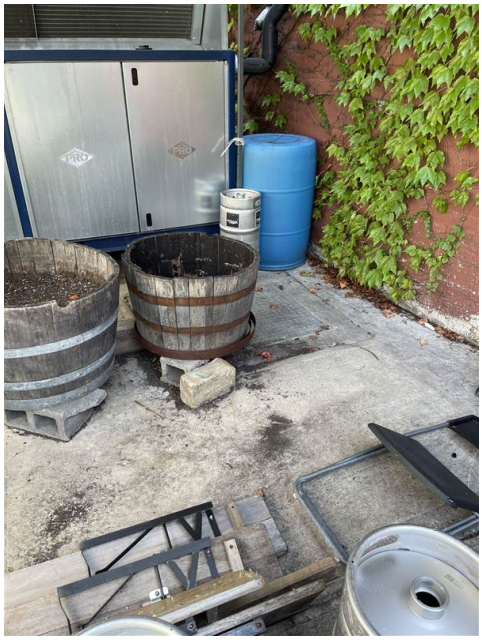
Interaction with Public, Property Owners, Media, etc.

TRC interacted with owners and business owners/workers of the on-Site building regarding building access for implementation of the Site system optimization and O&M activities. TRC notified Site building tenants with information regarding purpose of site visit, time required to complete activities, and access needed.

Include (insert) figures with markups showing location of work and job progress


LONG ISLAND RAILROAD
REMEDIATION SYSTEM AREA
EDSALL AVENUE
ASPHALT PARKING LOT
LOT 91
LOT 92
VMP-1
VMP-2
VMP-3
VMP-4
VMP-5
VMP-6
VMP-7
(HISTORICALLY INACCESSIBLE)
SVE-1
SVE-6S/D
SVE-7D
SVE-7S
SVE-8S
SVE-8D
SVE-9S
SVE-10S
KB-AO-1
KB-AI-01 / KB-SS-01
KB-AI-02 / KB-SS-02
KB-AI-03 / KB-SS-03
KB-AI-04 / KB-SS-04
KB-AI-05
NORTHSIDE BAKERY BUILDING
FINBACK BREWERY BUILDING
(2) - TWO FORMER 6,000-GALLON PCE AST
76TH STREET
77TH AVENUE
78TH STREET
SITE
BLOCK 3803
LOT 91 & 92
LEGEND (SYMBOLS NOT TO SCALE):
SITE BOUNDARY
BUILDING FOOTPRINT
LOT BOUNDARY
FENCE
RAILROAD TRACKS
KB-AI-## / KB-SS-##
PROPOSED SUB-SLAB VAPOR AND INDOOR AIR SAMPLE LOCATION AND IDENTIFICATION NUMBER
KB-AI-##
PROPOSED INDOOR AIR SAMPLE LOCATION AND IDENTIFICATION NUMBER
KB-AO-1
PROPOSED AMBIENT AIR SAMPLE LOCATION AND IDENTIFICATION NUMBER
SVE-#
EXISTING SOIL VAPOR EXTRACTION WELL LOCATION AND IDENTIFICATION NUMBER
VMP-#
EXISTING VACUUM MONITORING POINT LOCATION AND IDENTIFICATION NUMBER
NOTES:
1. LOCATIONS AND DIMENSIONS OF PHYSICAL FEATURES AND BOUNDARIES ARE APPROXIMATE.
2. BASE MAP SOURCED FROM NYC DEPARTMENT OF FINANCE TAX MAP.
3. ALL SAMPLE LOCATIONS ARE APPROXIMATE.
N
0
40'
80'
SCALE: 1" = 40'
SHEET SIZE: 11" BY 17"
PROJECT:
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SITE MANAGEMENT PORTFOLIO B
TASK NO. 19 - KLIEGMAN BROTHERS - SITE NO. 241031
76-01 77TH AVENUE, GLENDALE, QUEENS COUNTY, NEW YORK
TITLE:
PROPOSED VAPOR INTRUSION SAMPLE LOCATION PLAN
DRAWN BY: H. DELGADO
CHECKED BY: C. WINTER
APPROVED BY: A. RAPOSO
DATE: MAY 2024
PROJ NO. 386554.0019.0000
FIGURE 2
TRC
1400 Broadway, Suite 3301
New York, NY 10018
Phone: 212.221.7822
www.TRCcompanies.com
FILE NO.: Fig 2 - Prop. VI Samp. Loc. Plan (KB).dwg

Site Photographs (Descriptions Below)	
	
SVE System post-blower effluent sample.	SVE System pre-blower effluent sample.
	
Final system reconfiguration to optimize flow and vacuum at SVE wells SVE-9S and SVE-10S.	Vacuum measured at KB-SS-04 post system optimization.



Location of SVE well SVE-10S, previously not located.

Comments

Please note, the SVE well previously observed as SVE-10S was identified in the field as SVE-9S and SVE-10S was located to be further northeast as shown in the figure above.

Site Inspector(s): Maya Wells and Jason Brown	**Date:** 9/12/2025

Videos of discreet operations have been provided to the DEC Project Manager to facilitate understanding of the ongoing work? Yes ☐ No ☐ N/A ☒

REMEDIAL ACTIVITIES AT OTHER PROPERTIES
[Residential, Adjacent, AWS, non-Site Properties]
(Section may be deleted if not-applicable)

1. Does the Department and its Contractor(s) have permission to enter the property or properties for the day's work?	Yes ☐	No ☐
2. An exterior inspection of SSD system(s) has been performed in the last year consisting of confirming that the fan is running correctly, determining whether there is damage to the stack or other exterior system components, and determining whether there have been structural changes, such as an addition to the structure?	Yes ☐	No ☐
3. A comprehensive inspection of SSD system(s) has been performed in the last five years?	Yes ☐	No ☐
4. Have any issues been communicated to the DEC PM?	Yes ☐	No ☐
Comments: Off-site residential SSD systems are associated with the project site. Activities for this mobilization did not involve SSD system inspection or monitoring. In the past, accessibility for SSD system inspection has only been permitted at less than half of the residential homes.		

ON-SITE WASTE STORAGE (including IDW)

Drums, roll offs and piles are staged in secure areas?	Yes ☐	No ☐	N/A☒
Liners and berms have been installed if necessary to prevent cross contamination of clean areas?	Yes ☐	No ☐	N/A☒
Containers are in good condition or properly overpacked?	Yes ☐	No ☐	N/A☒
Waste materials are scheduled to be properly characterized and disposed of prior to demobilization?	Yes ☐	No ☐	N/A☒
Complying with RCRA 90 day storage limitation for hazardous waste?	Yes ☐	No ☐	N/A☒
Piles are securely covered when not in use?	Yes ☐	No ☐	N/A☒
Containers are closed when not in use?	Yes ☐	No ☐	N/A☒
Staging areas should be inspected periodically and any issues addressed immediately?	Yes ☐	No ☐	N/A☒
Signage and labeling comply with RCRA requirements for all staging areas and containers?	Yes ☐	No ☐	N/A☒
If any issues noted, has Contractor been notified?	Yes ☐	No ☐	N/A☒
Comments:			

NUISANCE CHECKLIST

Were there any community complaints related to work on this date?	Yes ☐	No ☒	N/A☐
Were there any odors detected on this date?	Yes ☐	No ☒	N/A☐
Was noise outside specification and/or above background on this date?	Yes ☐	No ☒	N/A☐
Were vibration readings outside specification and/or above background on this date?	Yes ☐	No ☐	N/A☒
Any visible dust observed beyond the work perimeter on this date?	Yes ☐	No ☒	N/A☐
Any visible contrast (turbidity) beyond engineering controls observed on this date?	Yes ☐	No ☐	N/A☒

Was turbidity checked at the outfall(s)?	AM ☐	PM ☐	N/A☒
Were any property owners NOT provided advance notice for work performed on this property on this date?	Yes ☐	No ☒	N/A☐
Was the temporary fabric structure closed at the end of the day?	Yes ☐	No ☐	N/A☒
Has Contractor failed to protect all foundations and structures adjacent to and adjoining the site which are affected by the excavations or other operations connected with performance of the Work?	Yes ☐	No ☐	N/A☒
If yes, has Contractor been notified?	Yes ☐	No ☐	N/A☒
Comments:			

RESILIENCE/GREEN REMEDIATION CHECKLIST

Is site power procured from renewable energy sources (e.g., solar, wind, geothermal, biomass and biogas)?	Yes ☐	No ☒	N/A☐
Is the Contractor employing 2007 or newer or retrofitted (BART*) diesel on-road trucks and non-road equipment?	Yes ☐	No ☐	N/A☒
Is vehicle idling adequately reduced per 6NYCRR Part 217-3?	Yes ☒	No ☐	N/A☐
Have equipment operators been trained in the idling requirements of 6NYCRR Part 217-3?	Yes ☐	No ☐	N/A☒
Is BART-equipped equipment properly maintained and working?	Yes ☐	No ☐	N/A☒
Is work being sequenced to avoid double handling?	Yes ☐	No ☐	N/A☒
Is there an onsite recycling program for CONTRACTOR-generated wastes and is it complied with?	Yes ☐	No ☒	N/A☐
Are office trailer heating and cooling systems maintained at efficient set points, have programable thermostats been installed?	Yes ☐	No ☐	N/A☒
Are installed and consumable materials appropriately selected to meet the Department's green and sustainable remediation goals embodied in DER-31, (e.g., LEED, Energy Star, Sustainable Forestry Initiative®, etc.)?	Yes ☒	No ☐	N/A☐
Are resiliency features included in the design, or completed remedy properly installed and/or maintained (flood control, storm water controls, erosion measures, etc.)?	Yes ☐	No ☒	N/A☐
Are green remediation elements included in the design, or completed remedy properly installed and/or maintained (e.g., porous pavement, geothermal, variable speed drives, native plantings, natural stream bank restoration, etc.)?	Yes ☐	No ☒	N/A☐
Has Contractor been notified of any deficiencies?	Yes ☐	No ☐	N/A☒
Are remote/call in job meetings being held in lieu of meeting in person where possible?	Yes ☒	No ☐	N/A☐
Comments:			

* BART – Best Available Retrofit Technology

ANCILLARY REMEDIAL COMPONENTS

[DEC desires efficiency during site visits to ensure any issues or concerns are evaluated promptly]

Institutional/Engineering Controls for all operable units appear to be in place and effective?	Yes ☒	No ☐	N/A☐
Occupancy/Ownership appears unchanged?	Yes ☒	No ☐	N/A☐
Signage (e.g., fish advisory) is in place and legible?	Yes ☐	No ☐	N/A☒
Confirm no apparent erosion, deposition of other impacts from any storm events?	Yes ☒	No ☐	N/A☐
Monitoring wells remain in place, undamaged and accessible?	Yes ☒	No ☐	N/A☐
Fencing remains in place, undamaged and secure?	Yes ☒	No ☐	N/A☐
Stormwater infrastructure and any discharge conveyance/outfall from onsite treatment remains in place, undamaged and effective?	Yes ☐	No ☐	N/A☒
Wetland mitigation work appears to be successful with no major issues apparent?	Yes ☐	No ☐	N/A☒
Any modifications to buildings, utilities or other infrastructure apparent?	Yes ☐	No ☐	N/A☐
All other site-specific elements in place and effective?	Yes ☒	No ☐	N/A☐
Has DEC PM been notified of any deficiencies?	Yes ☐	No ☐	N/A☒
Comments:			