



Environmental, Planning, and Engineering Consultants

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July 8, 2024

Mr. Christopher H. Allan
NYS Department of Environmental Conservation
Division of Environmental Remediation
47-40 21st Street
Long Island City, New York 11101

Re: Monthly Progress Report – June 2024
Atlantic Chestnut – Lot 3
275 Chestnut Street, Brooklyn, New York
NYSDEC BCP Site No. C224236

Dear Mr. Allan:

This Monthly Progress Report has been prepared by AKRF, Inc. (AKRF) to summarize the work performed at the Atlantic Chestnut – Lot 3 site located at 275 Chestnut Street in Brooklyn, New York (the Site) [New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C224236] during the month of June 2024. The following activities were conducted:

- On June 20, 2024, AKRF conducted a routine monthly operation, maintenance, and monitoring (OM&M) inspection of the Interim Remedial Measure Soil Vapor Extraction (SVE) system. The inspection confirmed the SVE system is operating as designed and inducing sufficient vacuum in the subsurface. During the OM&M inspection, AKRF pumped approximately 1 gallon of condensate into the on-site 55-gallon drum for off-site disposal.
- On June 28, 2024, AKRF attended a virtual meeting with NYSDCE to discuss the remedy to be included in the draft Fact Sheet initiating the public comment period for the Remedial Action Work Plan (RAWP). During the meeting, it was discussed and agreed to that AKRF would collect groundwater samples from monitoring wells L3-RI-MW-2, L3-SRI-MW-2I, and L3-SRI-MW-2D in July 2024. The results of the sampling will be included as part of the Pre-Design Investigation (PDI) and summarized in the RAWP.

The following work is planned for July 2024:

- Collect groundwater samples from L3-RI-MW-2, L3-SRI-MW-2I, and L3-SRI-MW-2D.
- OM&M of the SVE system will continue.
- Disposal of investigation-derived waste.
- Upon issuance of NYSDCE comments to the draft RAWP (dated May 2024), AKRF will address comments and resubmit.
- If necessary, perform additional waste characterization sampling to obtain soil disposal facility approvals for remedial excavation of the Site under the forthcoming RAWP.
- Continue preparation of the IRM Construction Completion Report (CCR). It is anticipated the draft IRM CCR would be submitted to NYSDCE in July 2024.

- The current proposed schedule assumes remedial excavation will begin in January 2025 and Certification of Completion would be sought in December 2025. The schedule is based on a NYC Housing Preservation and Development (HPD) financing closing in December 2024.

If you have any questions regarding the information presented in this letter, please contact Deborah Shapiro at (646) 388-9544 or Kenneth Wiles at (646) 388-9528.

Sincerely,

AKRF, Inc.



Deborah Shapiro, QEP
Senior Vice President



Kenneth Wiles
Senior Technical Director

cc (e copy): M. Wadman, H. Ward, and K. Biscuso – Atlantic Chestnut Affordable Housing LLC
M. Magloire, J. O'Connell, and C. Maycock – NYSDEC
S. Lawrence and S. McLaughlin – NYSDOH
M. Lapin, P.E., A. Jordan, E. Park, M. Balletta, and C. Bearden – AKRF