



Environmental, Planning, and Engineering Consultants

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September 9, 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 – August 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 August 2024. The following activities were conducted:

- On August 19, 2024, AKRF conducted a routine monthly operation, maintenance, and monitoring (OM&M) inspection of the Interim Remedial Measure Soil Vapor Extraction (SVE) system. However, when AKRF entered the Site, the SVE system was not operating due to excessive condensate. The alerts issued by telemetry alarm at the time of shutdown on August 6, 2024 were inadvertently filtered as junk email by AKRF's email client, which has since been corrected. The excessive condensate was likely a result of runoff pooling around the condensate trap eventually making its way into the SVE system from a failing expansion plug. AKRF pumped approximately 250 gallons from the condensate trap into on-site 55-gallon drums for off-site disposal and the SVE System was restarted. Upon restart the SVE monitoring points were measured and one monitoring point (L3-VM-08) measured slight pressure (as opposed to vacuum) in the subsurface at that location, which was likely the result of balancing of subsurface pressure since these readings were measured shortly after the SVE system was restarted. As a result of the August 19, 2024 OM&M inspection, AKRF scheduled the condensate trap to be repaired and the monitoring points to be remeasured on August 26, 2024.
- On August 26, 2024, AKRF oversaw Brookside Environmental, Inc. repair the SVE system condensate trap to mitigate the excessive runoff issue. The gripper plug was removed, a PVC pipe was threaded vertically onto the condensate trap extending the access aboveground, which was capped at the top with a new expansion plug. The aboveground PVC pipe was protected with steel casing. AKRF also remeasured the vacuum within the SVE monitoring points and vacuum was measured in L3-VM-08; however, the vacuum measured was still less than the desired design range. If vacuum within this monitoring point is not measured within the specified design range during the September 2024 OM&M inspection, additional measures will be performed to address this issue.
- On August 26, 2024, a total of 22 drums were transported off-site for disposal (10 non-hazardous condensate drums, 2 non-hazardous groundwater drums, 5 hazardous soil drums, and 5 non-hazardous soil drums).

- On August 27, 2024, AKRF provided NYSDEC a figure showing the proposed groundwater monitoring wells for inclusion in the Remedial Action Work Plan (RAWP) currently under review with NYSDEC and New York State Department of Health.

The following work is planned for September 2024:

- OM&M of the SVE system will continue.
- Upon issuance of any remaining NYSDEC comments to the draft RAWP, 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 NYSDEC in September 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.
- Submission of Change of Use form and Brownfield Cleanup Agreement (BCA) Amendment for adding an additional entity and beneficial owner (Atlantic Chestnut III Associates, L.P.) to the BCA. It is anticipated that another BCA Amendment will be needed to add additional entities that are not currently formed. If any of the entities are beneficial owners, a Change of Use form will be submitted.
- Submission of disposal facility approval letters for the proposed waste streams for the proposed remedial excavation included in the RAWP.

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