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**To:** Douglas MacNeal, NYSDEC

**From:** Albert Tashji, Langan

**Info:** 76 Eleventh Avenue Property Owner  
Steven Ciambuschini (Langan)

**Date:** July 5, 2023

**Re:** Quarterly DNAPL Recovery Report: Q2 2023  
17<sup>th</sup> Street Development Project (BCP Site No. C231036)  
76 Eleventh Avenue New York, NY 10011  
Langan Project No.: 100513103

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Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. is pleased to submit this quarterly dense non-aqueous phase liquid (DNAPL) recovery report on behalf of 76 Eleventh Avenue Property Owner LLC (owner), summarizing DNAPL recovery at the 17th Street Development Project ("Site") for the second quarter of 2023 (April to June 2023), in accordance with the DNAPL Recovery Plan outlined in Section 4.4-DNAPL Recovery Program and Section 7.1-DNAPL Recovery Reporting of the September 17, 2020 draft Site Management Plan (post-construction update).

### **Background**

The Site is located at 501 – 515 West 17th Street/76 Eleventh Avenue, New York, New York (Tax block 689, lot 17) in the West Chelsea neighborhood of Manhattan, New York. A figure showing the Site location is attached as Figure 1. The Site is approximately 76,440 square feet (1.755 acres). Ground elevations range from 8 feet above mean sea level (MSL) along 11th Avenue to 10 feet above MSL along 10th Avenue.

Remedial action was completed on July 8, 2014 and included shallow excavation and off-site soil disposal, installation of a subsurface containment wall, in situ stabilization, DNAPL recovery, and backfilling/capping. DNAPL recovery operations, which were discontinued during remedial action because of limited access to the wells, resumed in August 2014, and will continue until the NYSDEC approves the end of recovery activities. Following approval of the initial Site Management Plan and Final Engineering Report, the NYSDEC issued a Certificate of Completion (COC) on December 17, 2014. The COC was transferred to 76 Eleventh Avenue Property Owner LLC on May 7, 2015 and the Notice of Transfer of COC was recorded.

### **DNAPL Recovery Standard Operations**

Post-remedial action DNAPL recovery from four on-site recovery wells began in August 2014. Prior to extraction, each well was gauged for product thickness and then the three wells with the largest DNAPL thickness received a steel bailer. The bailers remained undisturbed for about a two-week period to allow DNAPL to collect. The bailers were then pulled and the volume of DNAPL was measured. After extraction, each bailer was cleaned with a degreaser solvent and stored in polyethylene sheeting until the next monthly event. Recovered DNAPL is stored in labeled, 55-gallon steel drums.

# MEMO

Quarterly DNAPL Recovery Report: Q2 2023  
17th Street Development Project (BCP Site No. C231036)  
76 Eleventh Avenue New York, NY 10011  
Langan Project No.: 100513103  
July 5, 2023 - Page 2 of 2

Construction began on May 19, 2016 with the pile installation program. Recovery wells RW-D and RW-J were decommissioned because of location conflicts with building foundation elements; replacement recovery wells were reinstalled between June 21 and 22, 2017. Foundation slab construction was completed on April 26, 2019; superstructure construction and interior fit out is ongoing.

The NYSDEC provided an April 13, 2020 email approval to modify DNAPL recovery reporting from monthly to quarterly reports, which will include the results of monthly recovery events for the months that make up the reporting quarter. For recovery events beginning in August 2020, the bailers are removed and the extracted DNAPL volume is measured; after measurement, the bailers are immediately returned to the wells to remain undisturbed until the next recovery event.

## Current DNAPL Recovery Summary

The bailers were removed and DNAPL recovery was measured on April 26; May 24; and June 27, 2023. After measuring the recovered DNAPL, the bailers were returned to the wells until the next recovery period.

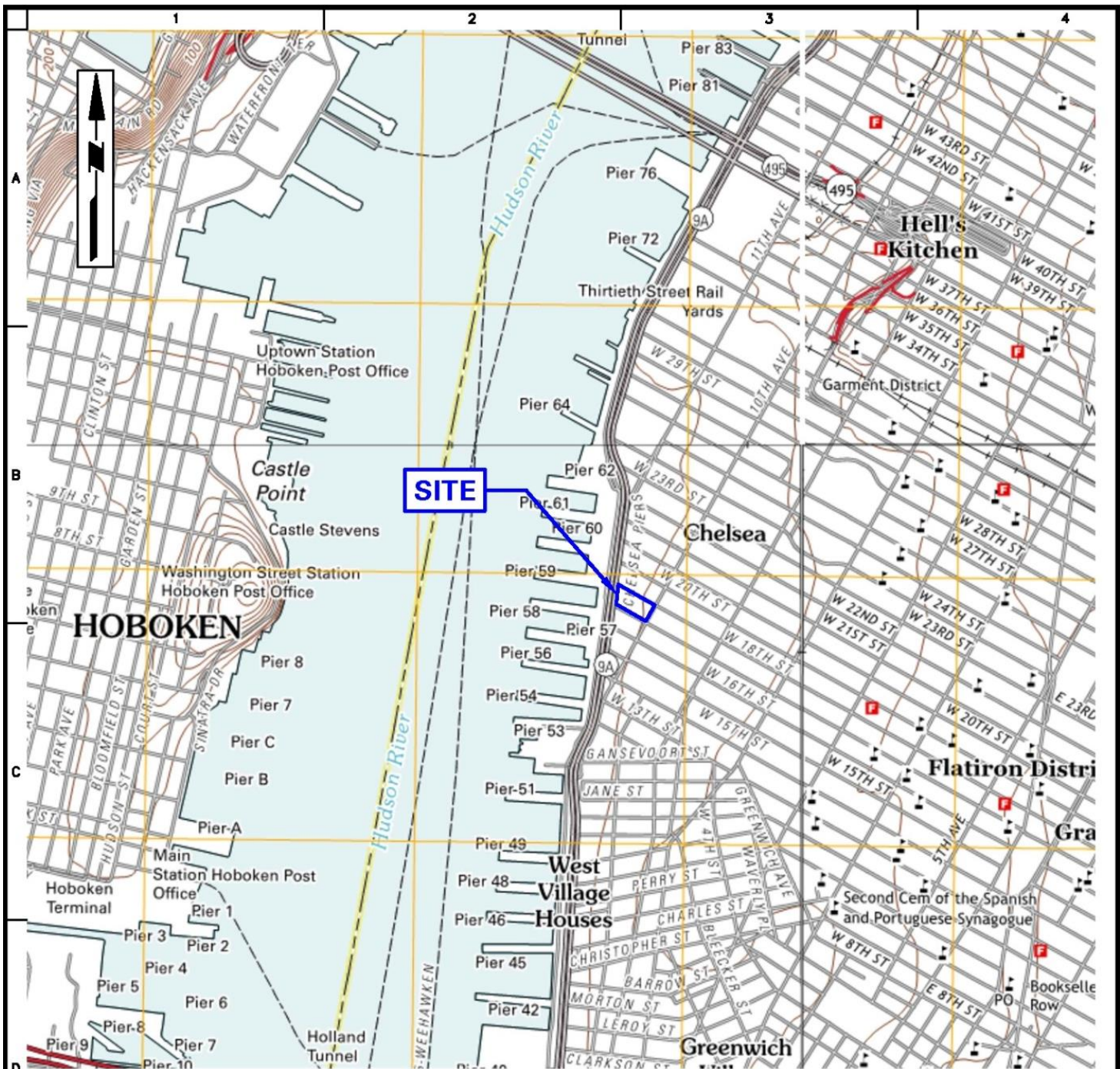
The following table summarizes the monthly DNAPL well thickness and recovery volumes for the 2023 second quarter (April to June) reporting period. The attached Table 1 includes a complete post-remedial action DNAPL recovery summary.

Recovery Well	DNAPL Recovery (gallons)			Quarterly DNAPL Recovery (gallons)
	April	May	June	April – June 2023
	4/26/2023	5/24/2023	6/27/2023	
RW-D	2.10	0.50	0.50	3.10
RW-E	2.50	1.50	2.00	6.00
RW-J	3.70	0.25	1.50	5.45
RW-K	2.80	0.25	1.25	4.30
<b>Totals:</b>	<b>11.10</b>	<b>2.50</b>	<b>5.25</b>	<b>18.85</b>

The volume of recovered DNAPL, since inception of recovery activities, is about 579 gallons.

## Anticipated Activities for Next Period

76 Eleventh Avenue Property Owner LLC will conduct monthly bailing activities during construction, as practicable. The next recovery events are expected to take place in July, August, and September 2023.



**NOTE:** BASE MAP IS TAKEN FROM USGS 7.5 MINUTE TOPOGRAPHIC MAPS FOR THE CENTRAL PARK, BROOKLYN, JERSEY CITY, AND WEEKHAWKEN QUADRANGLES.

**LEGEND:**



APPROXIMATE SITE BOUNDARY

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Langan International LLC  
Collectively known as Langan

Project

**76 ELEVENTH  
AVENUE**

BLOCK No. 689, LOT No. 17

NEW YORK

NEW YORK

Figure Title

**SITE LOCATION  
MAP**

Project No.

100513101

Date

11/17/2015

Scale

N.T.S.

Drawn By

Checked By

AT

GN

Submission Date

NOVEMBER 2015

Figure No.

**1**

Sheet 1 of 8

**TABLE 1**  
**DNAPL RECOVERY SUMMARY**  
**76 ELEVENTH AVENUE**  
**NEW YORK, NEW YORK**  
**LANGAN PROJECT NO. 100513101**

Date	RW-D		RW-E		RW-J		RW-K		Total
	Well Column Thickness (feet)	Recovery Volume (gallons)	Well Column Thickness (feet)	Recovery Volume (gallons)	Well Column Thickness (feet)	Recovery Volume (gallons)	Well Column Thickness (feet)	Recovery Volume (gallons)	Post-Remediation DNAPL Removed (gallons)
Aug-14	5.0	2	5.8	0.5	5.4	3	3.8	1.5	7.00
Sep-14	5.8	1.25	7.5	2.5	5.8	3.5	2.9	1	8.25
Oct-14	-	-	-	-	-	-	-	-	0.00
Dec-18	-	-	8.0	-	-	-	1.3	-	0.00
Jan-19	4.8	2.25	9.8	4.50	3.8	2.75	1.4	-	9.50
Feb-19	1.4	2.50	8.0	4.00	3.1	2.00	0.8	-	8.50
**Mar-19	-	-	-	-	-	-	-	-	0.00
Apr-19	1.2	1.50	8.8	4.00	4.0	2.00	5.3	-	7.50
May-19	1.3	1.50	7.4	4.50	3.8	-	1.0	-	6.00
Jun-19	1.8	-	7.3	-	-	-	0.9	-	0.00
Jul-19	-	1.50	-	4.00	-	1.50	-	-	7.00
Aug-19	1.8	1.50	7.3	4.00	---	1.50	0.9	-	7.00
Dec-19	-	-	8.1	2.75	3.9	1.50	1.3	1.0	5.25
Jan-20	2.2	1.0	7.5	2.75	3.5	1.50	1.8	-	5.25
Feb-20	1.8	1.5	3.0	2.50	7.0	5.00	1.8	-	9.00
Mar-20	1.8	1.0	7.3	3.00	2.5	1.50	1.6	-	5.50
<sup>c</sup> Apr-20	-	-	-	-	-	-	-	-	0.00
<sup>c</sup> May-20	-	-	-	-	-	-	-	-	0.00
Jun-20	2.0	2.0	7.1	3.00	2.8	2.50	1.5	-	7.50
Jul-20	0.0	0.5	0.0	3.00	0.0	1.50	0.0	-	5.00
Aug-20	-	1.0	-	3.00	-	1.50	-	-	5.50
Mar-21	-	1.75	-	2.50	-	3.00	-	-	7.25
Apr-21	-	2.5	-	3.00	-	5.00	-	-	10.50
May-21	-	1.0	-	2.50	-	1.50	-	0.5	5.50
Jun-21	-	1.5	-	2.50	-	2.00	-	1.5	7.50
Jul-21	-	1	-	2.25	-	0.5	-	0.75	4.50
Aug-21	-	2	-	2.75	-	3.5	-	3.5	11.75
Sep-21	-	1.75	-	2.75	-	3.75	-	4	12.25
Oct-21	-	1.0	-	2.0	-	0.75	-	0.25	4
Nov-21	-	1.5	-	0.5	-	2	-	2.5	6.5
Jan-22	-	1.0	-	2.5	-	1.5	-	-	5
Jan-22	-	1	-	3	-	4	-	2	10
Jul-22	-	-	-	2.5	-	2	-	1	5.5
Aug-22	-	-	-	2	-	1	-	0.1	3.1
Sep-22	-	1.41	-	3.75	-	2.35	-	1.06	8.57
Oct-22	-	0.5	-	2.5	-	1	-	0.5	4.5
Nov-22	-	0.56	-	2	-	2	-	0.26	4.82
Dec-22	-	1.25	-	2.5	-	3.75	-	3.25	10.75
Jan-23	-	1	-	2	-	2	-	0.05	5.05
Feb-23	-	1.5	-	2	-	1	-	0.1	4.6
Mar-23	-	0.25	-	2.25	-	1.5	-	0.05	4.05
Apr-23	-	2.1	-	2.5	-	3.7	-	2.8	11.1
May-23	-	0.5	-	1.5	-	0.25	-	0.25	2.5
June-23	-	0.5	-	2	-	1.5	-	1.25	5.25

Pre-remediation DNAPL Recovery Summary: 96.7  
Post-remediation DNAPL Recovery Summary: 482.5  
**Total DNAPL Recovered to-date: 579**

**Notes**

1. Pre-remediation DNAPL recovery includes activities during December 9, 2008 through January 13, 2014.
2. Recovery operations were delayed in October 2014 - April 2015 because of high water levels in the recovery well area.
3. \* = Recovery wells were not accessible because of high water levels in the containment wall area.
4. \*\* = Recovery wells were not accessible because of construction in the immediate area.
5. <sup>c</sup> = Recovery wells were not accessible because of the New York State Executive Order 202.6, mandating temporary closure of non-essential construction sites in response to the COVID-19 pandemic.