



LAUREL ENVIRONMENTAL GEOSCIENCES, DPC

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August 2020

**Monthly Progress Report; 2709 40th Avenue Site, Queens County, Long Island City, NY 11101
– Site Number C241241**

Background

In accordance with Article XI – Progress Reports of the Brownfield Cleanup Agreement (“BCA”) for the above referenced site, **Laurel Environmental Geosciences, DPC**. (“**Laurel**”) prepared this monthly progress report on behalf of 40th Ave Dutch Kills Realty LLC (“Volunteer”), to summarize the work performed at the site between July 10 and August 10, 2020.

The Volunteer entered into a BCA with the NYSDEC on April 14, 2020, to investigate and remediate the approximately 0.4-acre site (Block 397, Lots 33, 35, and 39). Following a Remedial Investigation Report (“RIR”) by Athenica Environmental Services, Inc., dated August 2019, a supplemental remediation investigation (“SRI”) work plan was developed by **Laurel** to address the data gaps in the RIR. The SRI work plan was approved by the NYSDEC on June 17, 2020. The site is currently undeveloped.

Work Plan Implementation During This Period

On July 13 through 16, 2020, the remainder of the on-site and off-site drilling and soil sampling portion of the SRI was completed.

Significant PID readings were encountered in soil at planned boring SB-102C, which triggered additional delineation borings surrounding this location. Based on field screening of the soil cores, and preliminary review of the soil analytical results, the contamination in this area does not extend beyond 10 feet south of SB-102C or 5 feet in any other direction. The preliminary soil investigation results are consistent with the previous trenching activities, conducted as part of the geophysical investigation, which encountered contaminated soil along the former sewer connection servicing the 27-09 40th Avenue building.

All monitoring wells were installed on or before July 16, 2020. The monitoring wells were developed on July 22, 2020, except for MW-106, which was developed on July 16, 2020. All monitoring wells were allowed to equilibrate for a minimum of 24 hours after development prior to being purged and sampled. The monitoring wells were sampled between July 22 and July 24, 2020. Groundwater at the site was noted to have an extremely slow recharge rate of less than 0.5 liters per hour in most monitoring wells.

Soil vapor sampling was completed on July 15, and July 23, 2020.

A NYS licensed surveyor was on-site August 10, 2020, to complete the surveying of the monitoring wells and soil vapor sampling points installed as part of the SRI.

The Revised RIR is in progress with a draft report anticipated for internal review by mid-August.

Approved Modifications to the Work Plan During This Period

NYSDEC approved the addition of one (1) soil boring to be conducted beneath the approximate location of the former steam vents associated with the former on-site drycleaning unit in the 27-09 40th Avenue building. No contamination was found in field screening or laboratory analysis of this boring.

Future Implementation of the Work Plan

The Revised RIR is anticipated to be submitted to the NYSDEC for approval in August 2020.

Results of Sampling, Testing, or Other Relevant Data

Soil sampling conducted throughout the Site found PCE above the Unrestricted Use SCOs in shallow soils above the 25-foot below ground surface level, which is with the terminal depth of planned excavation to be conducted as part of redevelopment. No exceedances of the Unrestricted Use SCOs were found in soils deeper than 25 feet.

PCE was found in groundwater upgradient and downgradient of the site. Concentrations of PCE were roughly equivalent when entering and leaving the site. The concentrations of PCE found exceed the TOGs guidance values in all wells sampled as part of the SRI.

Significant concentrations of PCE was found in all soil vapor samples collected as part of the SRI. The on-site soil vapor results were in line with the previous samples collected by others. When compared to the NYSDOH decision matrices, none of the off-site soil vapor samples require mitigation without first conducting further investigation.

All laboratory results of interest are summarized on the attached figures.

Deliverables Submitted During this Reporting Period

None in this period.

Percentage of Work Plan Implemented

Approximately 75% complete

Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None in this period.

Community Participation (CP) Plan Activities During This Reporting Period

None in this period.

Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None anticipated.

Miscellaneous Information

None in this period.

Respectfully submitted,
Laurel Environmental Geosciences, DPC.



Jamie Burgher
Geologist II



Scott A. Yanuck
President, Principal Hydrogeologist

ENVIRONMENTAL PROFESSIONAL CERTIFICATION

I declare that, to the best of my professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in § 312.10 of 40 Code of Federal Regulations (CFR) 312.

The Environmental Professional who directed this project has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the

ATTACHMENTS:

- 1: Site Sketch with Proposed Characterization Sampling Locations
- 2: Site Sketch with SRI Delineation Results
- 3: Site Sketch with SRI Analytical Results (Soil Exceedances Only)
- 4: Site Sketch with SRI Analytical Results (Groundwater Exceedances Only)
- 5: Site Sketch with SRI Analytical Results (Soil Vapor PCE & TCE Only)



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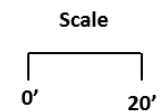
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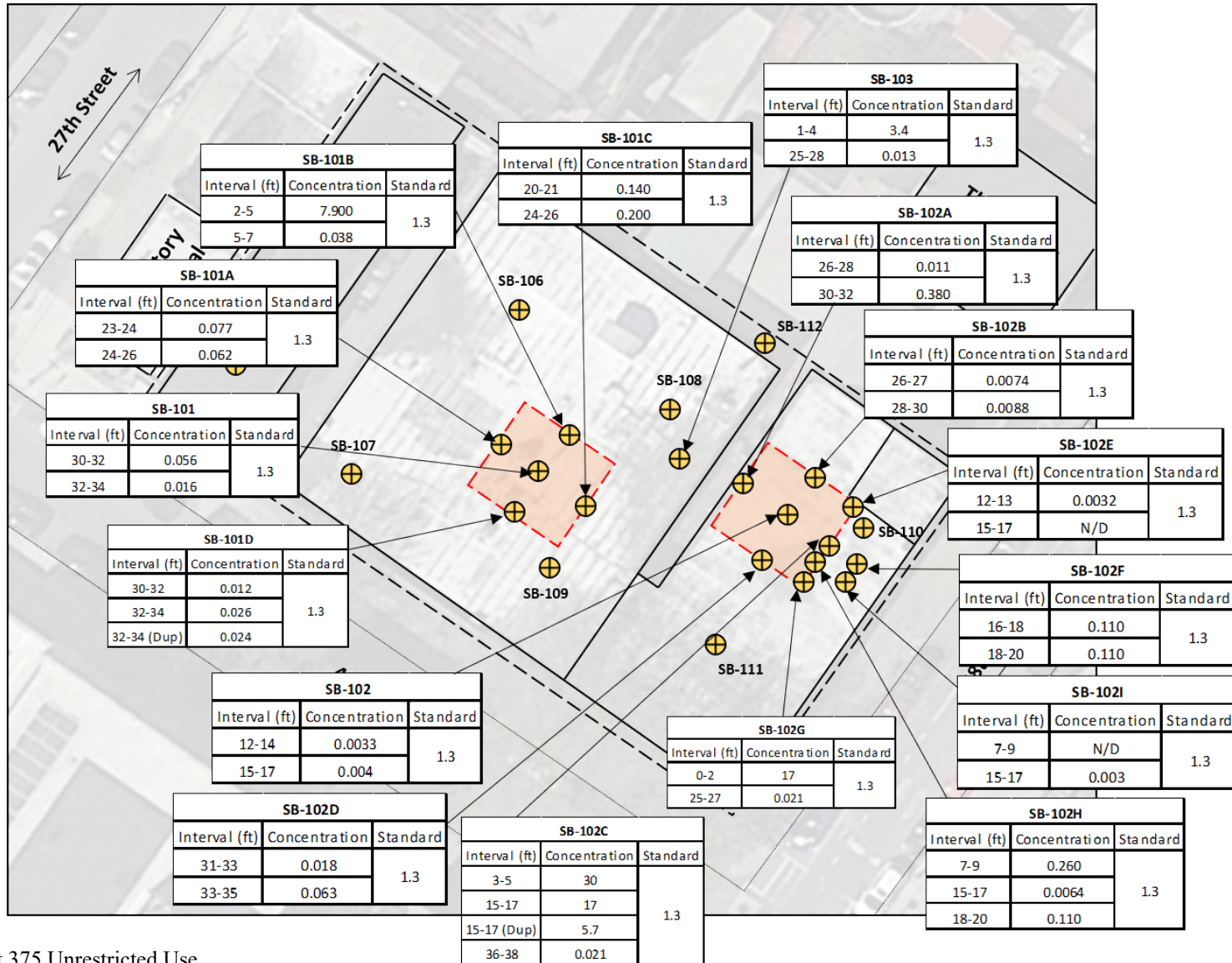
FIGURE 7.0:
*Site Sketch with SRI Proposed
Sampling Locations*

27-09 40th Avenue, Long Island City,
New York

PROJECT #: 19-410
DRAWING DATE: 7-24-20
DRAWN BY: JB
CHECKED BY: SY
REVISIONS: NA

- KEY**
- Soil boring location
 - Groundwater sample location
 - Soil and groundwater sample location
 - Soil vapor sample location
 - Delineation area
 - Site boundary





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FIGURE 8.0:
Site Sketch with SRI Delineation Results (Tetrachloroethylene Only)
27-09 40th Avenue, Long Island City, New York

PROJECT #: 19-410
DRAWING DATE: 7-29-20
DRAWN BY: JB
CHECKED BY: SY
REVISIONS: NA

KEY All units in mg/Kg
N/D = Not detected
⊕ Soil boring location
□ Delineation area
-- Site boundary

Scale
0' 20'



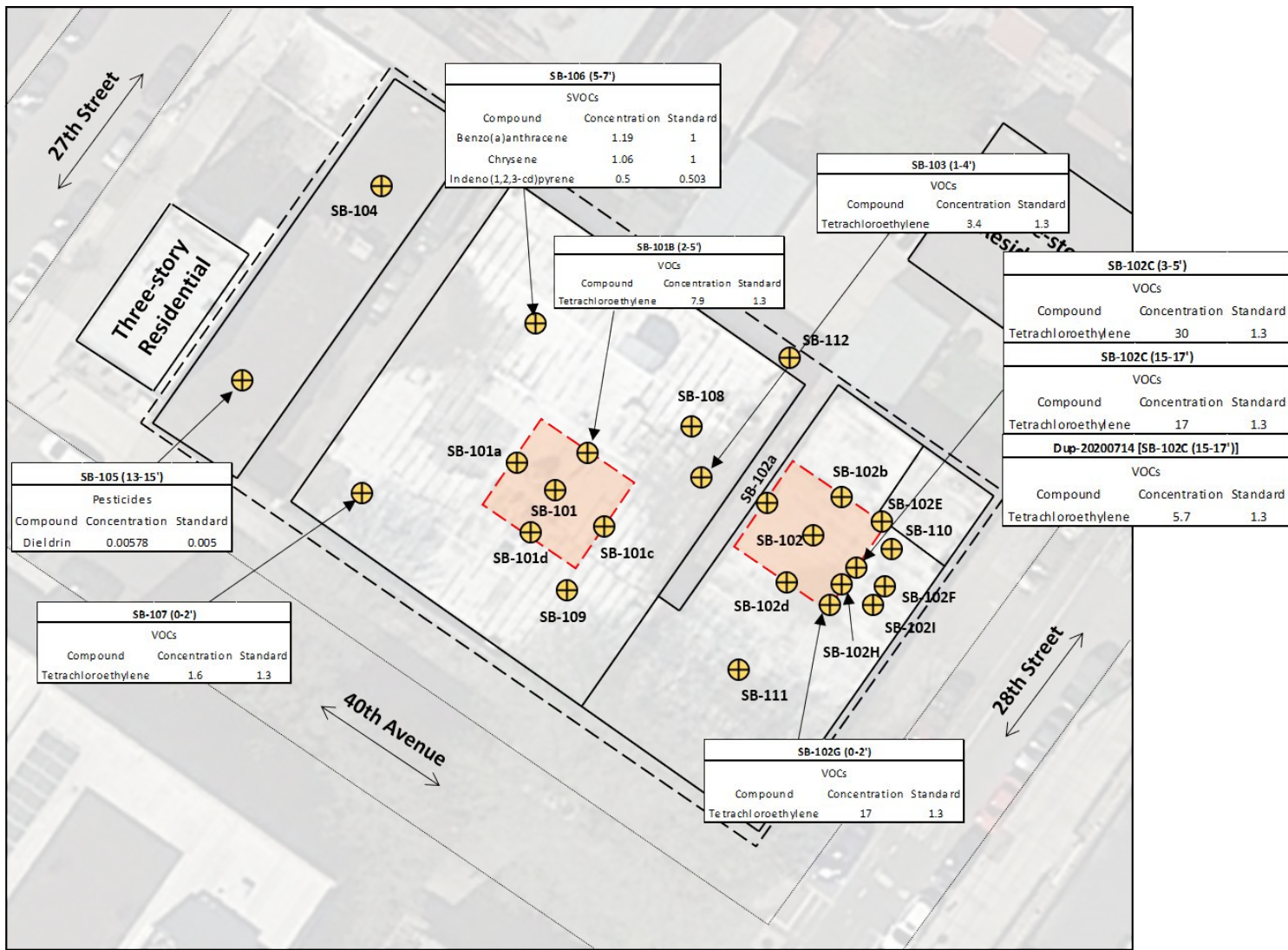


FIGURE 9.0:
 Site Sketch with SRI Analytical Results (Soil Exceedances of Unrestricted Use Standards Only)
 27-09 40th Avenue, Long Island City, New York

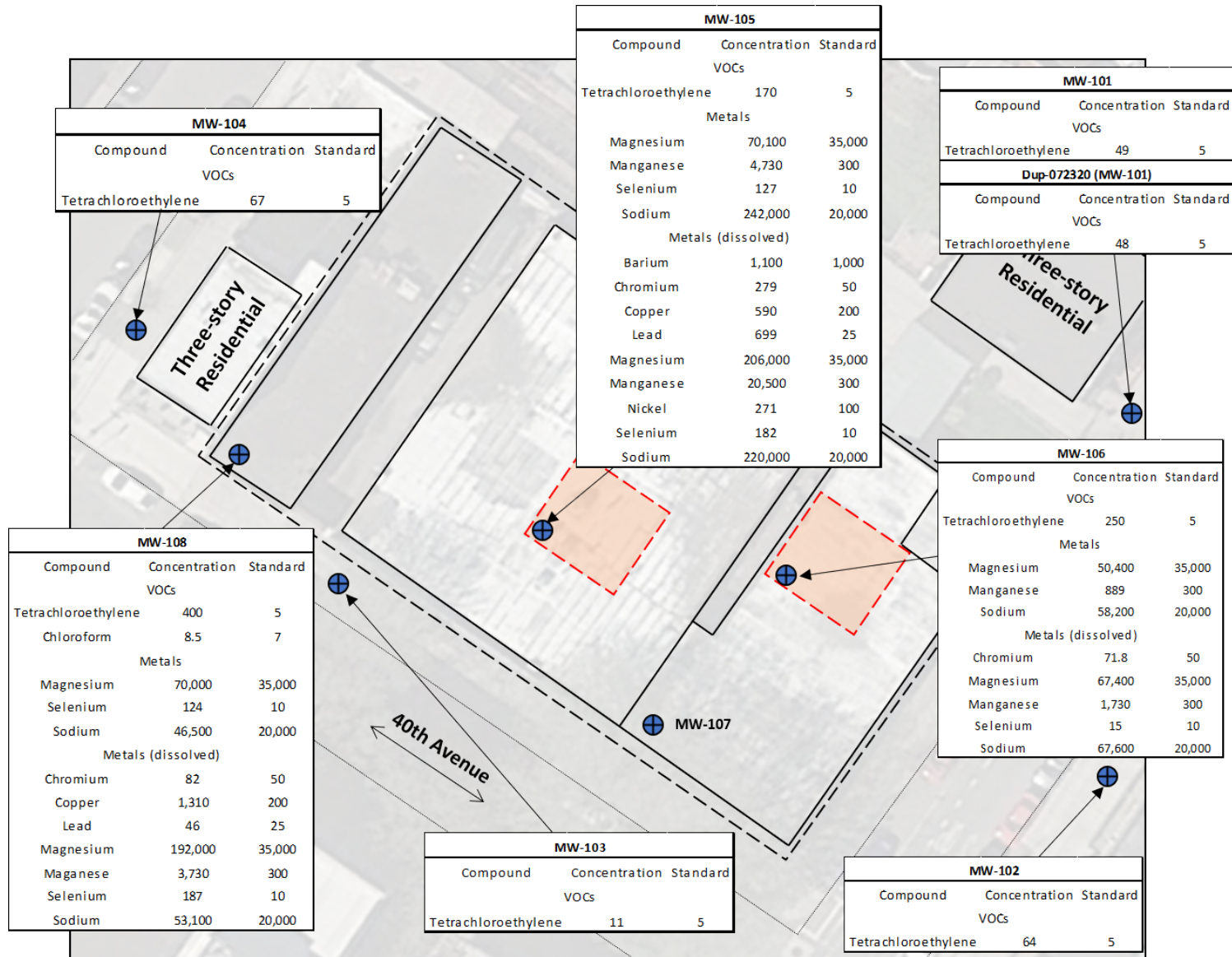
PROJECT #: 19-410
 DRAWING DATE: 7-29-20
 DRAWN BY: JB
 CHECKED BY: SY
 REVISIONS: NA

KEY All units in mg/Kg
 ⊕ Soil boring location
 □ Delineation area
 - - Site boundary

Scale
 0' 20'



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FIGURE 10.0:
Site Sketch with SRI Analytical Results (Groundwater Exceedances Only)

27-09 40th Avenue, Long Island City, New York

PROJECT #: 19-410
DRAWING DATE: 8-4-20
DRAWN BY: JB
CHECKED BY: SY
REVISIONS: NA

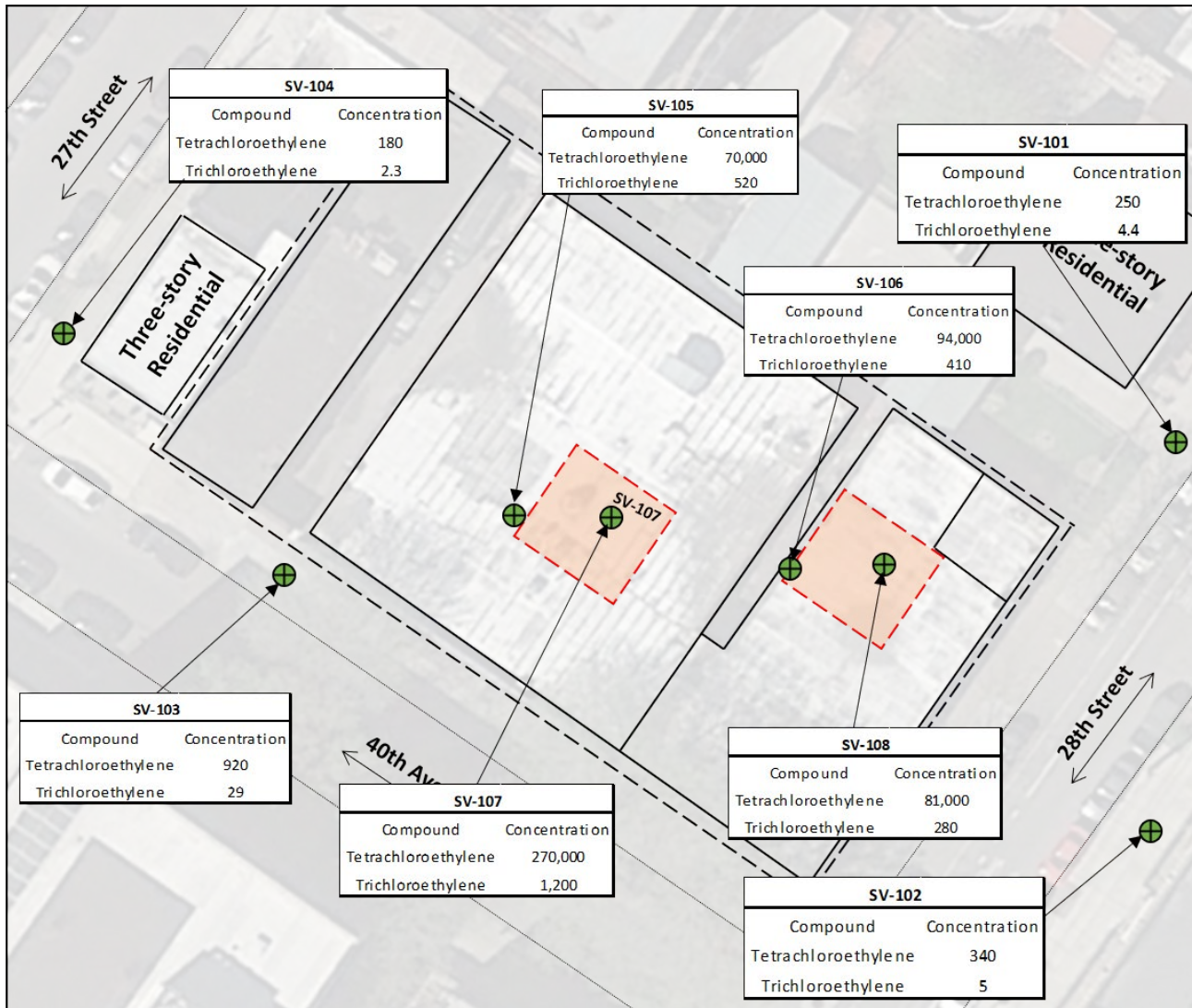
KEY All units in µg/L

- Monitoring well location
- Delineation area
- Site boundary

Scale

0' 20'





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FIGURE 12.0:
Site Sketch with SRI Analytical Results (Soil Vapor PCE & TCE Only)

27-09 40th Avenue, Long Island City, New York

PROJECT #: 19-410
DRAWING DATE: 8-10-20
DRAWN BY: JB
CHECKED BY: SY
REVISIONS: NA

KEY Units are $\mu\text{g}/\text{m}^3$

- Soil vapor location
- Delineation area
- Site boundary

Scale
0' 20'

