



600 Third Avenue, Second Floor, New York, NY 10016 800-305-6019 www.libertyenviro.com

February 9, 2024

Ms. Ruth Curley
New York Department of Environmental Conservation
625 Broadway, 12th Floor
Albany, NY 12233-7016

**Re: Remedial Action Progress Report for January 2024
40th Avenue Dutch Kills Realty
27-09 40th Avenue
Long Island City, Queens, NY 11103
NYDEC Brownfield ID No. C241241
Liberty Project No. 220192**

Dear Ms. Curley:

In accordance with Article XI - Progress Reports of the Brownfield Cleanup Agreement ("BCA") for the above-referenced site, Liberty Environmental has prepared this progress report on behalf of 40th Ave Dutch Kills Realty LLC ("Volunteer") to summarize the work performed at the site between January 1 and 31, 2024.

Background

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") was developed by Laurel Environmental Geosciences, DPC, to address the data gaps in the Remedial Investigation. The NYSDEC approved the SRI report on June 17, 2020. To address the contamination at the Site, a remedial action work plan ("RAWP") was developed by The Chazen Companies and approved by the NYSDEC on May 26, 2021. A Remedial Action Work Plan Addendum and Remedial Design Report was submitted to NYSDEC on March 13, 2023. The report was revised and resubmitted to NYSDEC on August 3, 2023.

Work Conducted During This Period

Work completed during this period included the following:

1. Received and tabulated groundwater data for the pre-ISCO injection groundwater sampling event that was conducted on December 13, 2023.
2. ISCO chemicals were delivered to the site.
3. Planning for ISCO and PRB injection events.

4. Installed 11 vapor pins (3 for sub-slab vapor sampling and 8 for vacuum monitoring) in the sub-cellar of the site building.

Future Implementation of the RAWP

Work planned during the upcoming reporting periods includes the following:

February 2024

1. ISCO injections (planned the week of 2/19/2024)
2. Soil vapor sampling (after HVAC is operational)

March 2024

1. PRB installation (after the automobile elevator is operational)
2. Complete SVE system and SSDS installations.

Results of Sampling, Testing, or Other Relevant Data

A tabulation of data from the December 13, 2023, groundwater sampling event is attached.

Deliverables Submitted During this Reporting Period

No deliverables were submitted during this reporting period.

Percentage of RAWP Implemented

1. Soil Removal: 100% complete.
2. Sub-Slab Depressurization System: 50% complete (sub-slab piping).
3. Soil Vapor Extraction System: 50% complete (wells and sub-slab piping).
4. Groundwater Treatment: 10% complete (ISCO injection wells).

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

None during this period.

Community Participation (CP) Plan Activities During This Reporting Period

None during this period.

Should you have any further questions regarding this submittal, please feel free to call or e-mail me.

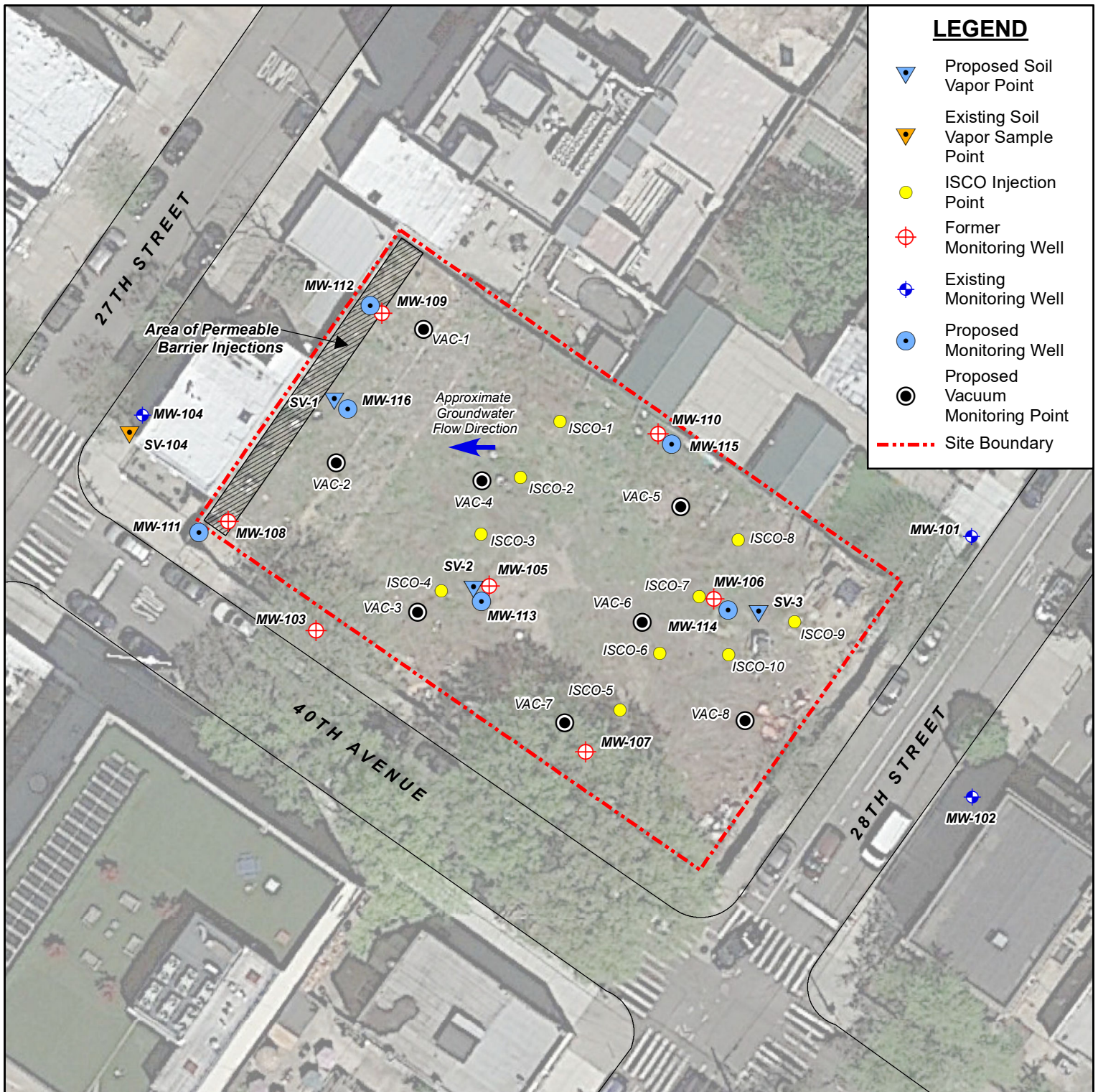


Sincerely,
Liberty Environmental

A handwritten signature in blue ink, appearing to read "J.P. Cinelli", is written over the printed name.

James P. Cinelli, P.E., P.G.
Principal

cc: Ted Firetog, Esq.
Gus Vorillas
Tony Raouf
Sydney Sobol-NYSDEC
Daniel Tucholski-NYSDOH



LEGEND

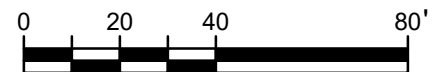
- Proposed Soil Vapor Point
- Existing Soil Vapor Sample Point
- ISCO Injection Point
- Former Monitoring Well
- Existing Monitoring Well
- Proposed Monitoring Well
- Proposed Vacuum Monitoring Point
- Site Boundary

NOTE: THIS DRAWING INTENDED FOR ILLUSTRATIVE PURPOSES ONLY, AS PART OF A SITE CHARACTERIZATION.

NOT TO BE USED AS A BASIS FOR ENGINEERING OR DESIGN

IMAGE SOURCE: GOOGLE EARTH. PHOTO DATE: APRIL 2022.

SCALE: 1" = 40'



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Figure 3 - Remedial Actions

27-09 40th Avenue
 Borough of Queens, City of New York, New York

PROJECT NO.: 220192

REV: 1

PREPARED BY: JRY

DATE: MAY 24, 2023

SCALE: 1" = 40'

APPROVED BY: CNH