



Environmental, Planning, and Engineering Consultants

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April 9, 2021

Mr. Christopher Allen
NYS Department of Environmental Conservation
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101-5407

Re: Monthly Progress Report – March 2021
Newtown Creek Bud Site – North Block
2-10 54th Avenue, Long Island City, New York
NYSDEC BCP Site No. C241248

Dear Mr. Allen:

This Monthly Progress Report has been prepared by AKRF, Inc. (AKRF) to summarize the work performed for the Newtown Creek Bud Site – North Block, New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) project (Site No. C241248), which is located at 2-10 54th Avenue, Long Island City, New York, during the month of March 2021. A Site location plan is provided as Figure 1.

The following activities were conducted in March 2021:

- Between March 8 and 19, 2019, AKRF completed a majority of the Remedial Investigation (RI) scope including, completion of the geophysical survey, advancement of 33 soil borings with collection of 67 soil samples, installation of six permanent monitoring wells with collection of six groundwater samples, installation of four soil vapor points with collection of four samples, and installation of eight sub-slab soil vapor points with collection of eight sub-slab soil vapor samples. Additional details are summarized below, and sample locations are presented on Figures 2 and 3.
 - Conducted a GPR survey to investigate the presence of underground storage tanks (USTs), locate utilities, and clear boring locations.
 - Advanced soil borings RI-SB-05 through RI-SB-35 via Geoprobe direct push drill rig and soil borings RI-SB-36 and RI-SB-37 via hand auger, and collected the following samples:

RI-SB-05_0-2_20210309	RI-SB-17_0-2_20210310	RI-SB-28_6-8_20210308
RI-SB-05_3-5_20210309	RI-SB-17_3-5_20210310	RI-SB-28_10-12_20210308
RI-SB-06_0-2_20210309	RI-SB-18_0-2_20210310	RI-SB-29_0-2_20210312
RI-SB-06_3-5_20210309	RI-SB-18_3-5_20210310	RI-SB-29_7-9_20210312
RI-SB-07_0-2_20210309	RI-SB-19_0-2_20210315	RI-SB-29_10-12_20210312
RI-SB-07_3-5_20210309	RI-SB-19_5-7_20210315	RI-SB-30_0-2_20210315
RI-SB-08_0-2_20210311	RI-SB-20_0-2_20210311	RI-SB-30_9-11_20210315
RI-SB-08_6-8_20210311	RI-SB-20_6-8_20210311	RI-SB-31_0-2_20210315
RI-SB-09_0-2_202103011	RI-SB-21_0-2_20210309	RI-SB-31_10-12_20210315
RI-SB-09_3.5-5.5_20210311	RI-SB-21_2-4_20210309	RI-SB-32_0-2_20210311
RI-SB-10_0-2_20210308	RI-SB-22_0-2_20210310	RI-SB-32_10-12_20210311

RI-SB-10_3.5-5.5_20210308	RI-SB-22_6-8_20210310	RI-SB-33_0-2_20210311
RI-SB-11_0-2_20210311	RI-SB-22_11-13_20210310	RI-SB-33_10-12_20210311
RI-SB-11_2.5-4.5_20210311	RI-SB-23_0-2_20210310	RI-SB-34_0-2_20210309
RI-SB-12_0-2_20210311	RI-SB-23_11-13_20210310	RI-SB-34_10-12_20210309
RI-SB-12_2.5-4.5_20210311	RI-SB-24_0-2_20210312	RI-SB-35_0-2_20210315
RI-SB-13_0-2_20210311	RI-SB-24_10-12_20210312	RI-SB-35_11-13_20210315
RI-SB-13_2.5-4.5_20210311	RI-SB-25_0-2_20210312	RI-SB-36_0-2_20210308
RI-SB-14_0-2_20210308	RI-SB-25_10-12_20210312	RI-SB-37_0-2_20210308
RI-SB-14_3.5-5.5_20210308	RI-SB-26_0-2_20210312	
RI-SB-15_0-2_20210310	RI-SB-26_10-12_20210312	
RI-SB-15_3-5_20210310	RI-SB-27_0-2_20210312	
RI-SB-16_0-2_202103010	RI-SB-27_10-12_20210312	
RI-SB-16_3-5_20210310	RI-SB-28_0-2_20210308	

Samples were submitted to Alpha Analytical Laboratories, Inc. (Alpha) of Westborough, MA via courier, and analyzed for 6 New York Code, Rules, and Regulations (NYCRR) Part 375 volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, Target Analyte (TAL) metals, 1,4-diox, and Per- and polyfluoroalkyl substances (PFAS). Soil boring locations are presented in Figure 2.

- Installed and developed permanent monitoring wells RI-MW-01 through RI-MW-06; and collected groundwater samples RI-MW-01_20210318, RI-MW-02_20210318, RI-MW-03_20210318, RI-MW-04_20210319, RI-MW-05_20210319, RI-MW-06_20210319. Groundwater samples were submitted to Alpha via courier and analyzed for Technical and Operational Guidance Series (TOGS) 1.1.1. Ambient Water Quality Standards and Guidance Values (AWQSGVs) VOCs, SVOCs, PCBs, pesticides, TAL metals (total and dissolved), 1,4-diox, and PFAS. Permanent groundwater monitoring well locations are presented in Figure 2.
- Installed soil vapor points RI-SV-02, RI-SV-03, RI-SV-04, and RI-SV-06 at exterior locations; and collected soil vapor samples RI-SV-02_20210315, RI-SV-03_20210312, RI-SV-04_20210312, RI-SV-05_20210312, RI-SV-06_20210312 using batch certified SUMMA canisters with two-hour flow controllers. Samples were submitted to Alpha via courier and analyzed for VOCs via United States Environmental Protection Agency (EPA) Method TO-15. Soil vapor points are presented in Figure 3.
- Installed sub-slab soil vapor points RI-SV-07 through RI-SV-14, and collected RI-SV-07_20210312, RI-SV-08_20210312, RI-SV-09_20210312, RI-SV-10_20210312, RI-SV-11_20210312, RI-SV-12_20210312, RI-SV-13_20210312, and RI-SV-14_2021031 from batch certified SUMMA canisters with eight-hour flow controllers. Samples were submitted to Alpha via courier and analyzed for VOCs via EPA Method TO-15. Sub-slab soil vapor points are presented in Figure 3.
- AKRF performed Community Air Monitoring Program (CAMP) monitoring for particulates and VOCs throughout the RI activities. CAMP results and field activities were summarized in daily reports, which were submitted to NYSDEC for each field day.

The following work is planned for April 2021:

- AKRF plans to complete the remaining RI field activities at the Site.
- AKRF will begin to prepare the RI Report, which will be submitted for NYSDEC and New York State Department of Health (NYSDOH) review later this spring.

If you have any questions regarding the information presented in this letter, please contact Marc at (914) 922-2356 or mgodick@akrf.com, or Patrick at (646) 388-9784 or jdiggins@akrf.com.

Sincerely,
AKRF, Inc.



Marc S. Godick, LEP
Senior Vice President



J. Patrick Diggins
Technical Director

Enc. Figure 1 – Site Location
 Figure 2 – Areas of Concern and Proposed Soil and Groundwater Sample Locations
 Figure 3 – Areas of Concern and Proposed Sub-slab, Soil Vapor, and Indoor Air Sample Locations

cc (electronic copy only):

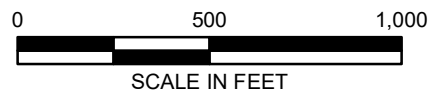
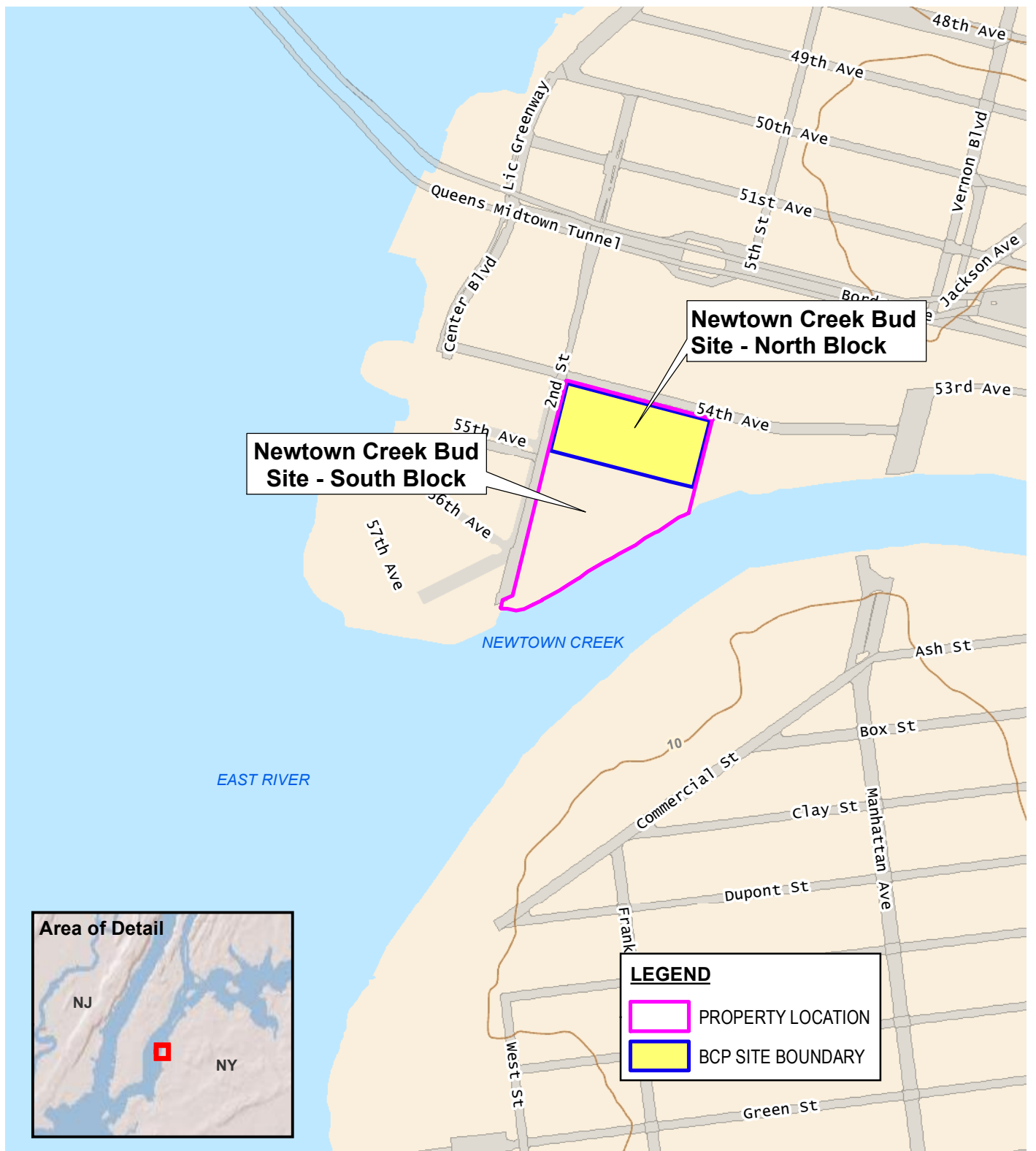
Shaun J. Surani – NYSDOH

George Georgioudakis, Bruce Weill, Mael Illien – Bud North LLC

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FIGURE



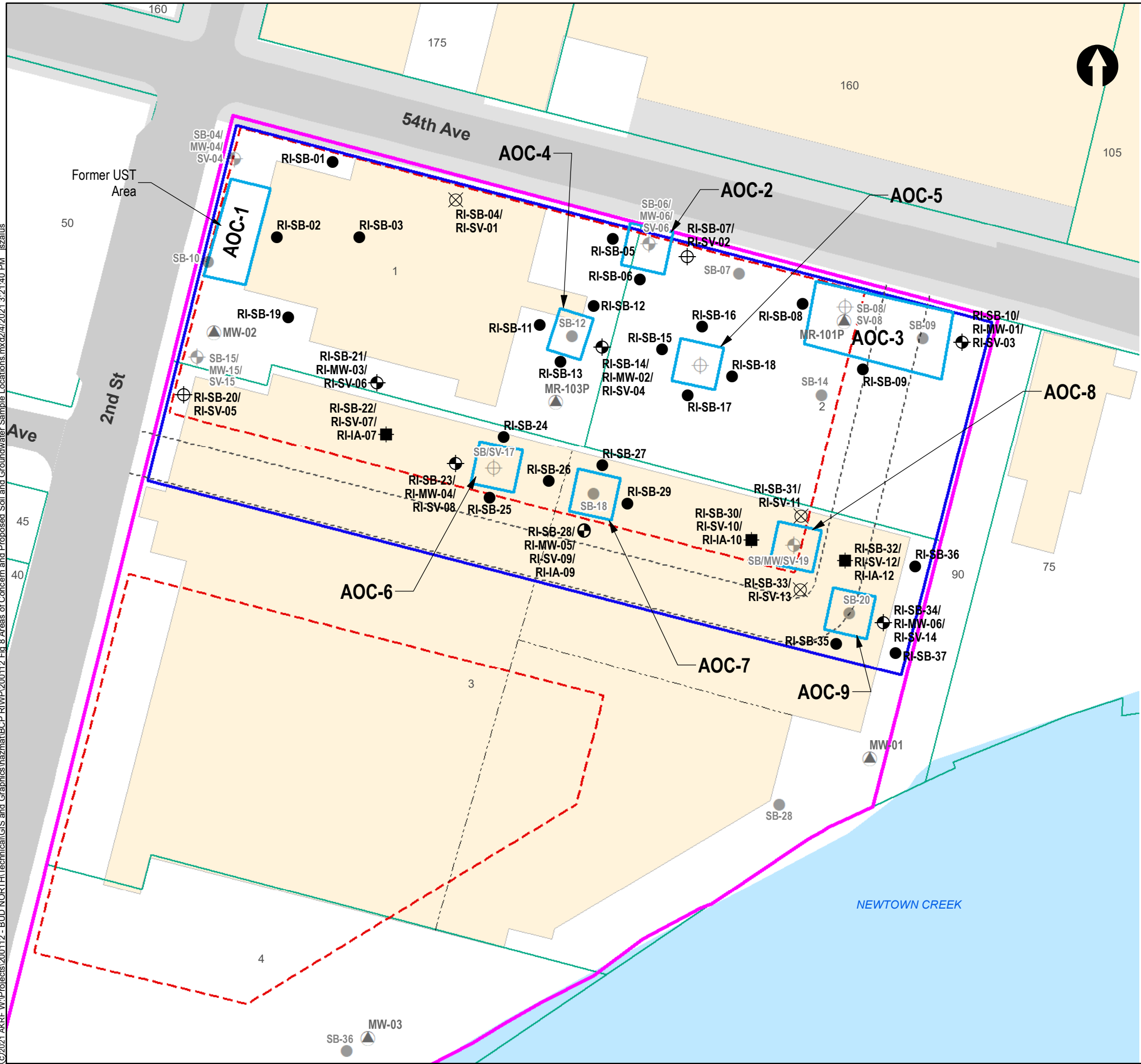
440 Park Avenue South, New York, NY 10016

Newtown Creek Bud Site - North Block
2-10 54th Avenue - Long Island City, New York

SITE LOCATION

DATE	10/8/2020
PROJECT NO.	200112
FIGURE	1

© 2021 AKRF W:\Projects\200112 - BUD NORTH\Technical\GIS and Graphics\hazmat\BCP RIWP\200112 Fig 8 Areas of Concern and Proposed Soil and Groundwater Sample Locations.mxd 2/4/2021 3:21:40 PM isalus



AREAS OF CONCERN (AOCs)	
AOC-1	Soil - Elevated Metals. Possible UST
AOC-2	Soil - Elevated PAHs, Metals (potentially hazardous)
AOC-3	Soil - Elevated PAHs, Metals (potentially hazardous)
AOC-4	Soil - Elevated PAHs
AOC-5	Soil - Elevated Metals
AOC-6	Soil - Elevated Metals (potentially hazardous)
AOC-7	Soil - Elevated Metals (potentially hazardous)
AOC-8	Soil - Elevated PCBs, PAHs
	Groundwater - Elevated Freon
	Soil Vapor - Low level PCE and Elevated Freon
AOC-9	Soil - Elevated PCBs and PAHs

LEGEND

- PROPERTY BOUNDARY
- BCP SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- LOT BOUNDARY AND TAX LOT NUMBER
- EXISTING BUILDING
- AREAS OF CONCERN (NOT TO SCALE)
- EXISTING MONITORING WELL LOCATION
- PREVIOUS SOIL BORING LOCATION
- PREVIOUS SOIL BORING/GROUNDWATER/SOIL VAPOR POINT LOCATION
- PREVIOUS SOIL BORING/SOIL VAPOR POINT LOCATION
- PROPOSED RI SOIL BORING
- PROPOSED RI SOIL BORING/MONITORING WELL/SOIL VAPOR LOCATION
- PROPOSED RI SOIL BORING/SOIL VAPOR LOCATION
- PROPOSED RI SOIL BORING/SUB-SLAB LOCATION
- PROPOSED SOIL BORING/MONITORING WELL/SOIL VAPOR LOCATION/INDOOR AIR SAMPLE LOCATION
- PROPOSED SOIL BORING/SOIL VAPOR LOCATION/INDOOR AIR SAMPLE LOCATION
- UST UNDERGROUND STORAGE TANK



Newtown Creek Bud Site - North Block
2-10 54th Avenue - Long Island City, New York



440 Park Avenue South, New York, NY 10016

AREAS OF CONCERN AND PROPOSED SOIL SAMPLE
AND GROUNDWATER LOCATIONS

DATE

2/4/2021

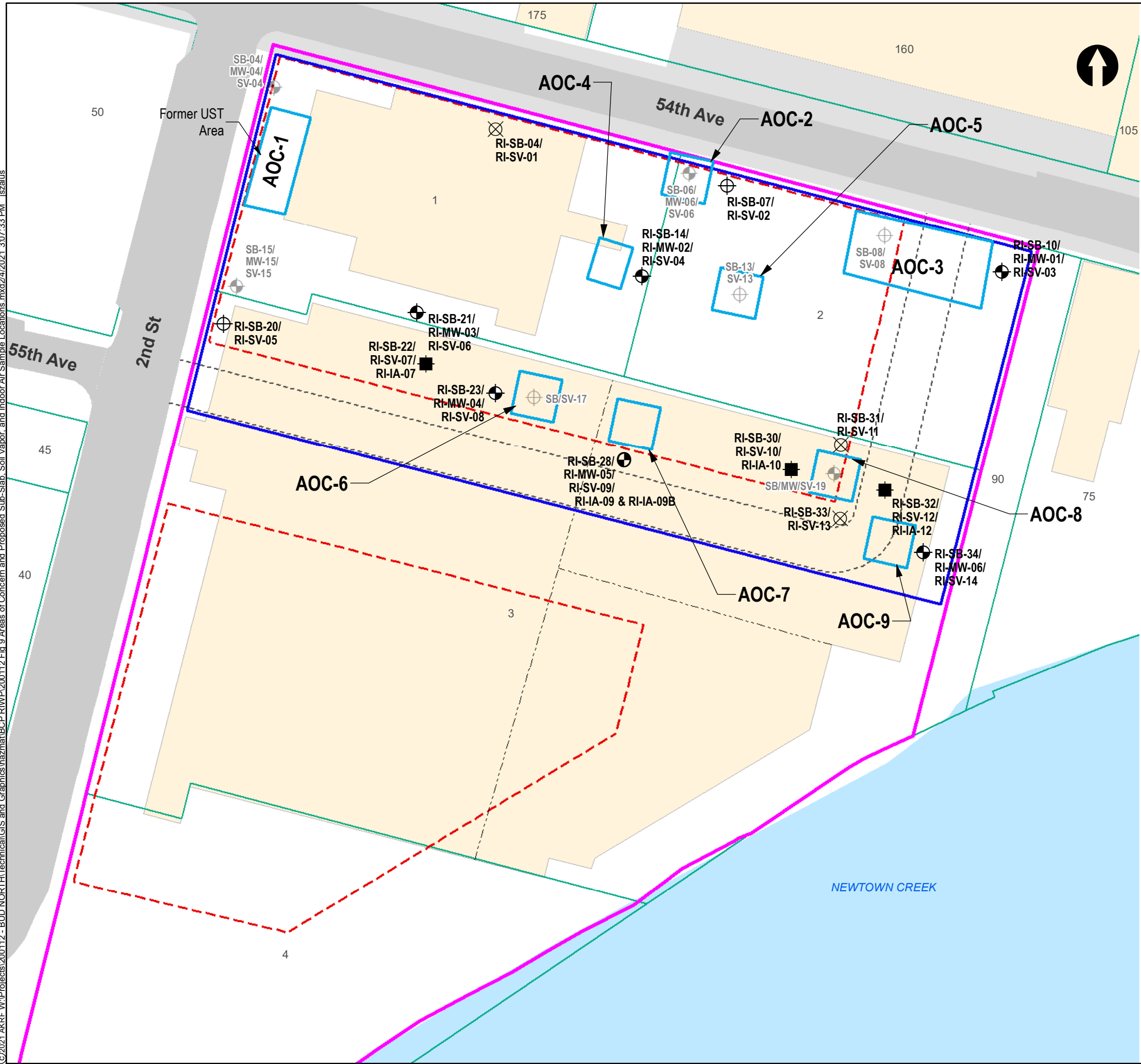
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200112

FIGURE

2

© 2021 AKRF W:\Projects\200112 - BUD NORTH\Technical\GIS and Graphics\hazmat\BCP RIWP\200112 Fig 9 Areas of Concern and Proposed Sub-Slab, Soil Vapor, and Indoor Air Sample Locations.mxd 2/4/2021 3:07:33 PM isalus



AREAS OF CONCERN (AOCs)	
AOC-1	Soil - Elevated Metals. Possible UST
AOC-2	Soil - Elevated PAHs, Metals (potentially hazardous)
AOC-3	Soil - Elevated PAHs, Metals (potentially hazardous)
AOC-4	Soil - Elevated PAHs
AOC-5	Soil - Elevated Metals
AOC-6	Soil - Elevated Metals (potentially hazardous)
AOC-7	Soil - Elevated Metals (potentially hazardous)
AOC-8	Soil - Elevated PCBs, PAHs
	Groundwater - Elevated Freon
	Soil Vapor - Low level PCE and Elevated Freon
AOC-9	Soil - Elevated PCBs and PAHs

NOTE:
SUB-SLAB SOIL VAPOR SAMPLES WILL BE COLLECTED FROM LOCATIONS WITHIN THE EXISTING BUILDING FOOTPRINTS AND SUBSURFACE SOIL VAPOR SAMPLES WILL BE COLLECTED FROM EXTERIOR LOCATIONS.

- LEGEND**
- PROPERTY BOUNDARY
 - BCP SITE BOUNDARY
 - PROPOSED BUILDING FOOTPRINT
 - LOT BOUNDARY AND TAX LOT NUMBER
 - EXISTING BUILDING
 - AREAS OF CONCERN (NOT TO SCALE)
 - PREVIOUS SOIL BORING/GROUNDWATER/SOIL VAPOR POINT LOCATION
 - PREVIOUS SOIL BORING/SOIL VAPOR POINT LOCATION
 - PROPOSED RI SOIL BORING/MONITORING WELL/SOIL VAPOR LOCATION
 - PROPOSED RI SOIL BORING/SOIL VAPOR LOCATION
 - PROPOSED RI SOIL BORING/SUB-SLAB SAMPLE LOCATION
 - PROPOSED SOIL BORING/MONITORING WELL/SUB-SLAB SOIL VAPOR LOCATION/INDOOR AIR SAMPLE LOCATION
 - PROPOSED SOIL BORING/ SUB-SLAB SOIL VAPOR
 - UST UNDERGROUND STORAGE TANK



Newtown Creek Bud Site - North Block
2-10 54th Avenue - Long Island City, New York



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AREAS OF CONCERN AND PROPOSED SUB-SLAB,
SOIL VAPOR, AND INDOOR AIR SAMPLE LOCATIONS

DATE
2/4/2021
PROJECT NO.
200112
FIGURE
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