



Environmental, Planning, and Engineering Consultants

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May 10, 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 – April 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 April 2021. A Site location plan is provided as Figure 1.

The following activities were conducted in April 2021:

- Between April 22 and 23, 2021, AKRF completed the remainder of the Remedial Investigation (RI) field scope including, completion of a geophysical survey, advancement of four soil borings with collection of eight soil samples, and installation of one sub-slab soil vapor point with collection of one sub-slab soil vapor sample. Additional details are summarized below, and soil and soil vapor sample locations are presented on Figures 2 and 3, respectively.
 - Conducted a GPR survey to investigate the presence of underground storage tanks (USTs), locate utilities, and clear boring locations.
 - Advanced soil borings RI-SB-01 through RI-SB-04 via Geoprobe direct push drill rig, and collected the following samples: RI-SB-01_0-2_20210422, RI-SB-01_5-7_20210422, RI-SB-02_0-2_20210422, RI-SB-02_6-8_20210422, RI-SB-03_0-2_20210422, RI-SB-03_5-7_20210422, RI-SB-04_0-2_20210422, and RI-SB-04_4-6_20210422.

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 List (TAL) metals, 1,4-dioxane (1,4-dx), and per- and polyfluoroalkyl substances (PFAS).

- Installed sub-slab soil vapor point RI-SV-01 and collected RI-SV-01_20210423 from batch certified SUMMA canisters with eight-hour flow controllers. The sample was submitted to Alpha via courier and analyzed for VOCs via EPA Method TO-15.
- 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 May 2021:

- AKRF will begin to prepare the RI Report, which will be submitted for NYSDEC and New York State Department of Health (NYSDOH) review by June 2021.

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

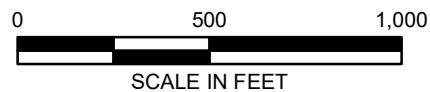
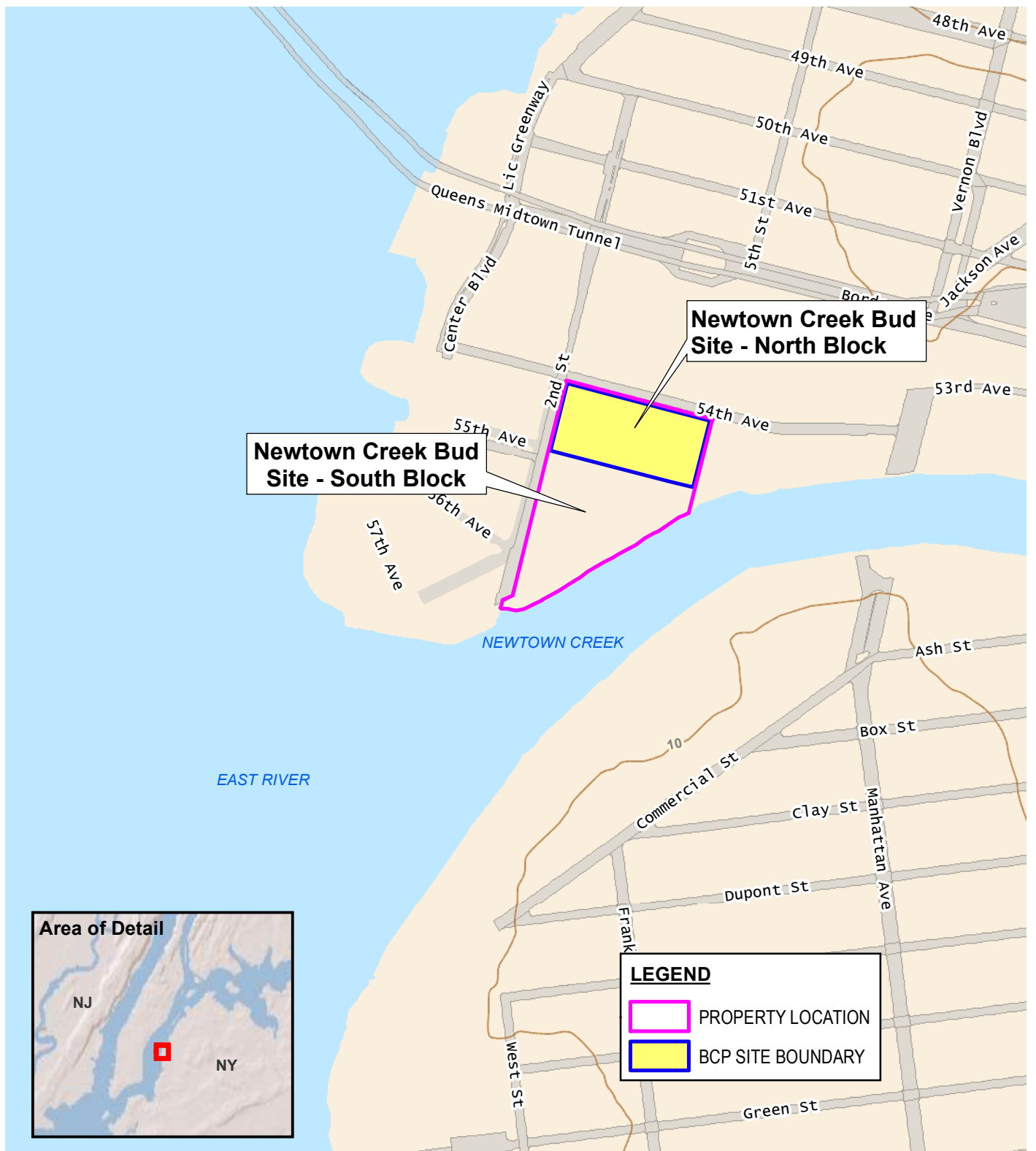
Enc. Figure 1 – Site Location
 Figure 2 – Areas of Concern and Proposed Soil and Groundwater Sample Locations
 Figure 3 – Areas of Concern and Proposed Sub-slab, Soil Vapor, and Indoor Air Sample Locations

cc (electronic copy only):

Shaun J. Surani – NYSDOH
George Georgioudakis, Bruce Weill, Mael Illien – Bud North LLC
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FIGURE



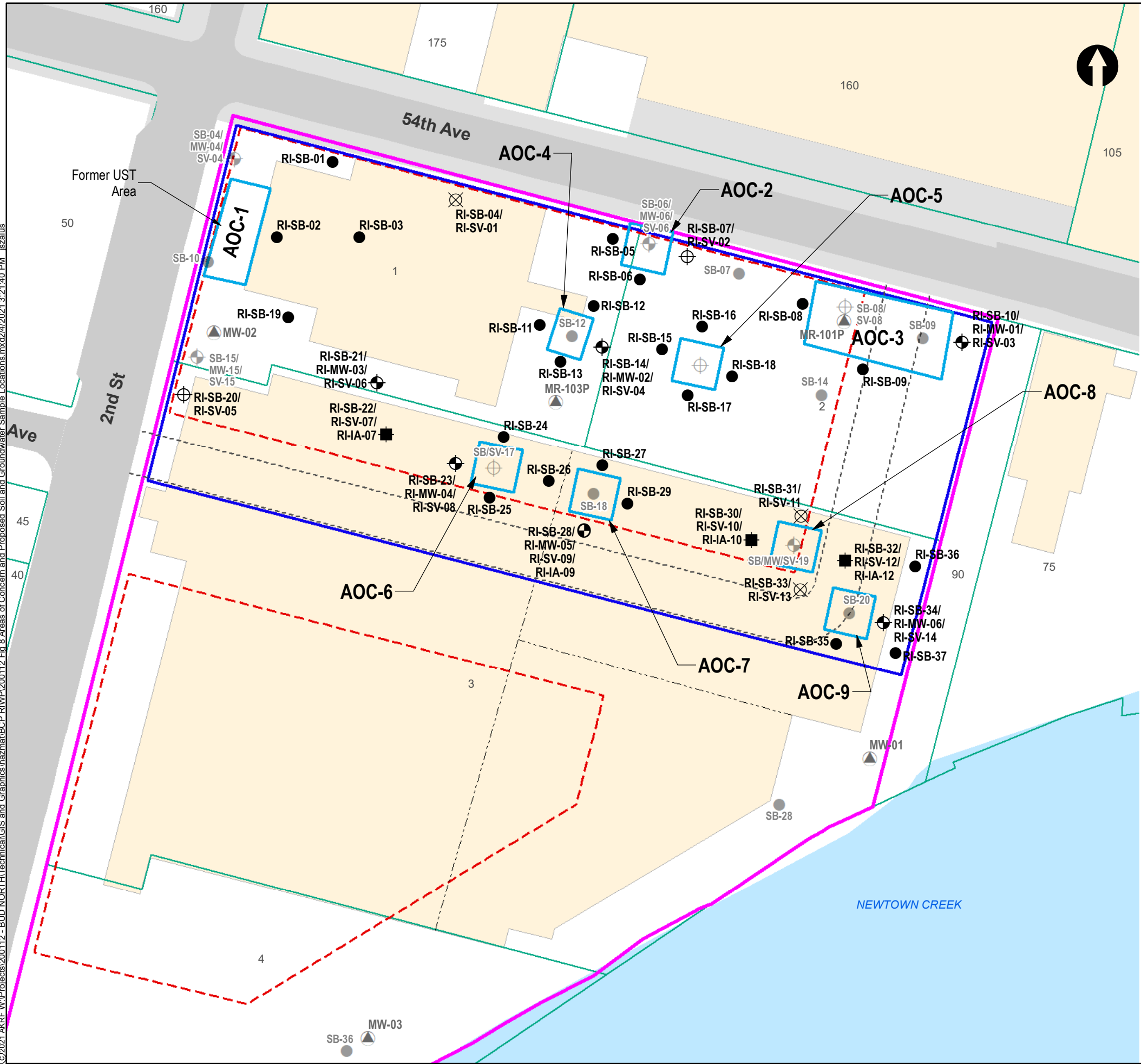
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Newtown Creek Bud Site - North Block
2-10 54th Avenue - Long Island City, New York

SITE LOCATION

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

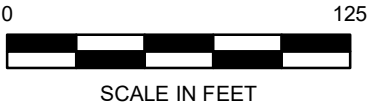
© 2021 AKRF W:\Projects\200112 - BUD NORTH\Technical\GIS and Graphics\hazmat\BCP RIWP\200112 Fig 8 Areas of Concern and Proposed Soil and Groundwater Sample Locations.mxd 2/4/2021 3:21:40 PM isalus



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



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AREAS OF CONCERN AND PROPOSED SOIL SAMPLE
AND GROUNDWATER LOCATIONS

DATE

2/4/2021

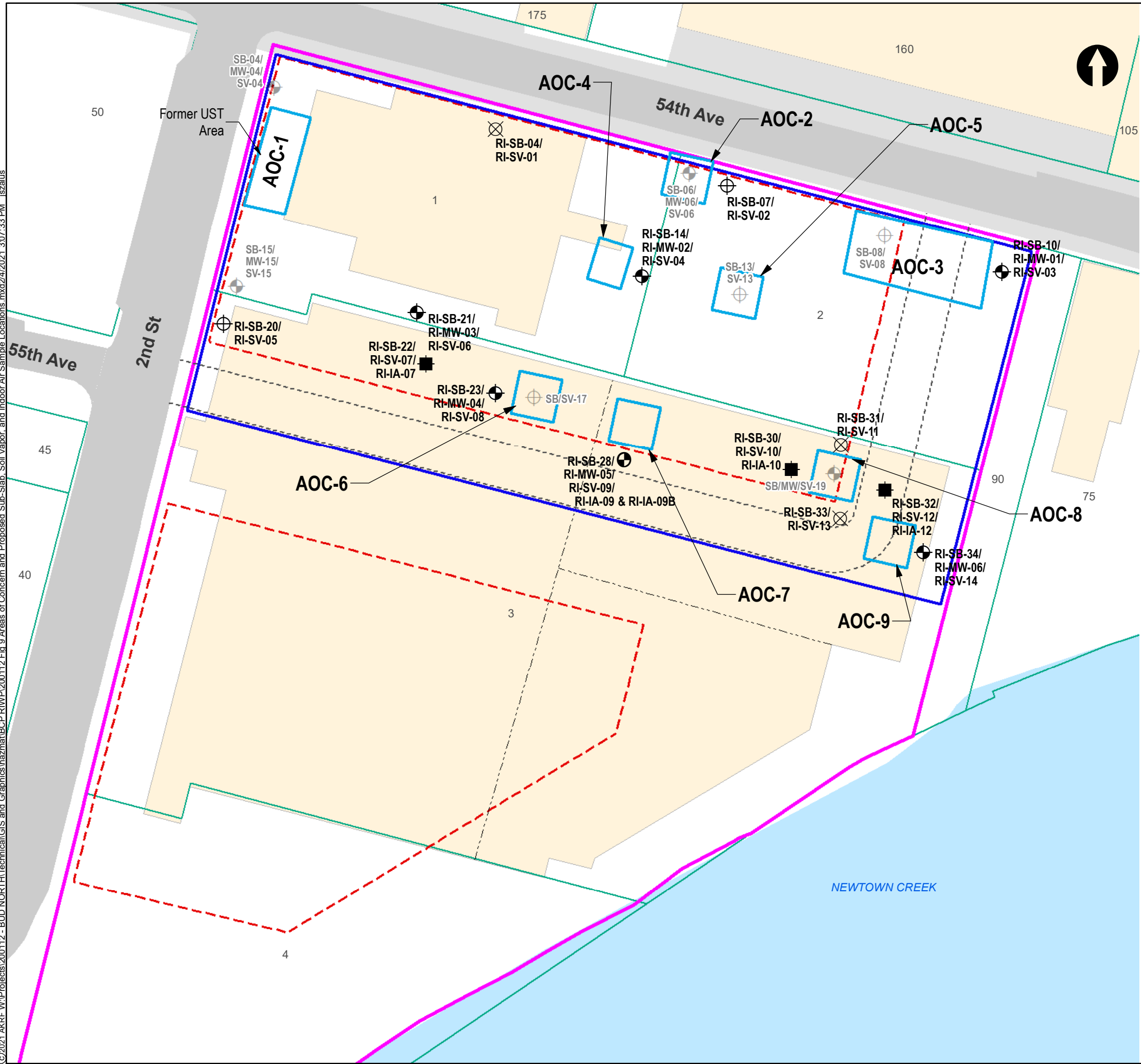
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FIGURE

2

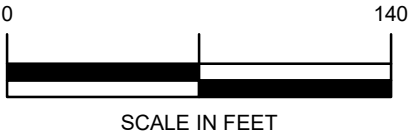
© 2021 AKRF W:\Projects\200112 - BUD NORTH\Technical\GIS and Graphics\hazmat\BCP RIWP\200112 Fig 9 Areas of Concern and Proposed Sub-Slab, Soil Vapor, and Indoor Air Sample Locations.mxd 2/4/2021 3:07:33 PM isalus



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



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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
3