



Environmental, Planning, and Engineering Consultants

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

April 8, 2022

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 2022
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 (soon to be referred as 2-21 Malt Drive), Long Island City, New York, during the month of March 2022. A Site location plan is provided as Figure 1.

The following activities were conducted in February 2022:

- The Volunteer mobilized to the Site on March 7, 2022 to begin site remediation and redevelopment. Initial activities, which were completed between March 7 and 24, 2022, included the installation of test piles and completion of pile load tests. AKRF has been on-site during all intrusive activities to perform air monitoring for particulates and volatile organic compounds (VOCs), in accordance with the Community Air Monitoring Plan (CAMP) in the NYSDEC-approved Remedial Action Work Plan (RAWP). The CAMP data has been included in field summary reports submitted to NYSDEC.

The following activities are planned for April 2022:

- On behalf of the Volunteer, AKRF will oversee and document remediation of the petroleum hot spot associated with NYSDEC Spill No. 2100710, which will include soil excavation, off-site disposal, and groundwater treatment using Oxygen Release Compound (ORC)[®] in accordance with the Groundwater Treatment Design document dated February 23, 2022. The petroleum hot spot remediation area is presented on Figure 2.
- The Volunteer will begin the Track 4 remedial excavation, which will include the removal of the top 2 feet of material site-wide in early April 2022. AKRF will collect documentation samples, in accordance with the NYSDEC-approved RAWP. The proposed remedial excavation and documentation sample locations are presented on Figure 3.

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

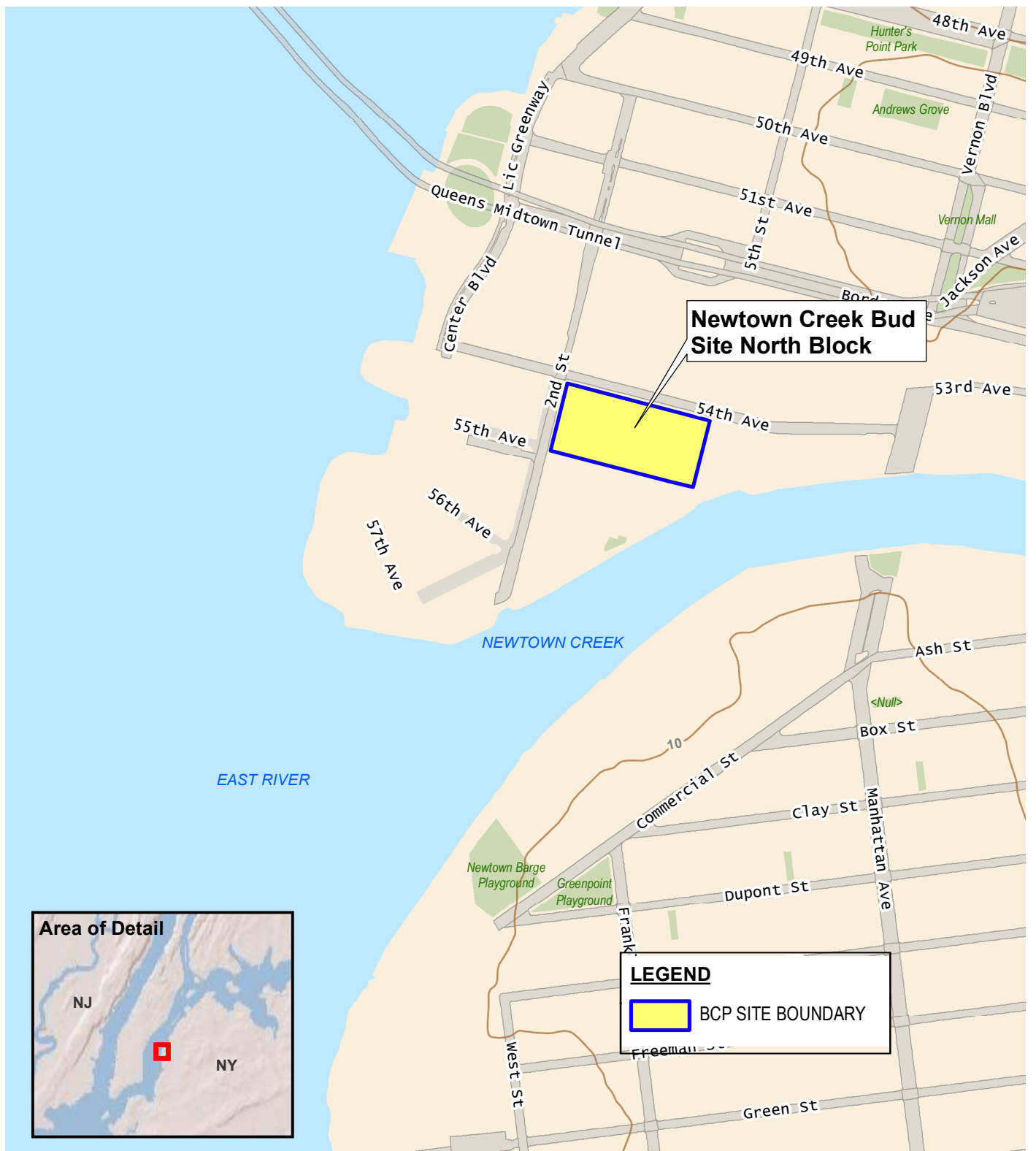
Enc. Figure 1 – Site Location
 Figure 2 – Groundwater Treatment Area
 Figure 3 – Proposed Remedial Excavation and Documentation Sample Location Plan

cc (electronic copy only):

Shaun J. Surani – NYSDOH
George Georgioudakis, Bruce Weill, Chris Steinmann, Nicholas Vasta – Bud North LLC
Document Repositories – Queens Community Board District 2 and Queens Library at Long Island City

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FIGURES



440 Park Avenue South, New York, NY 10016

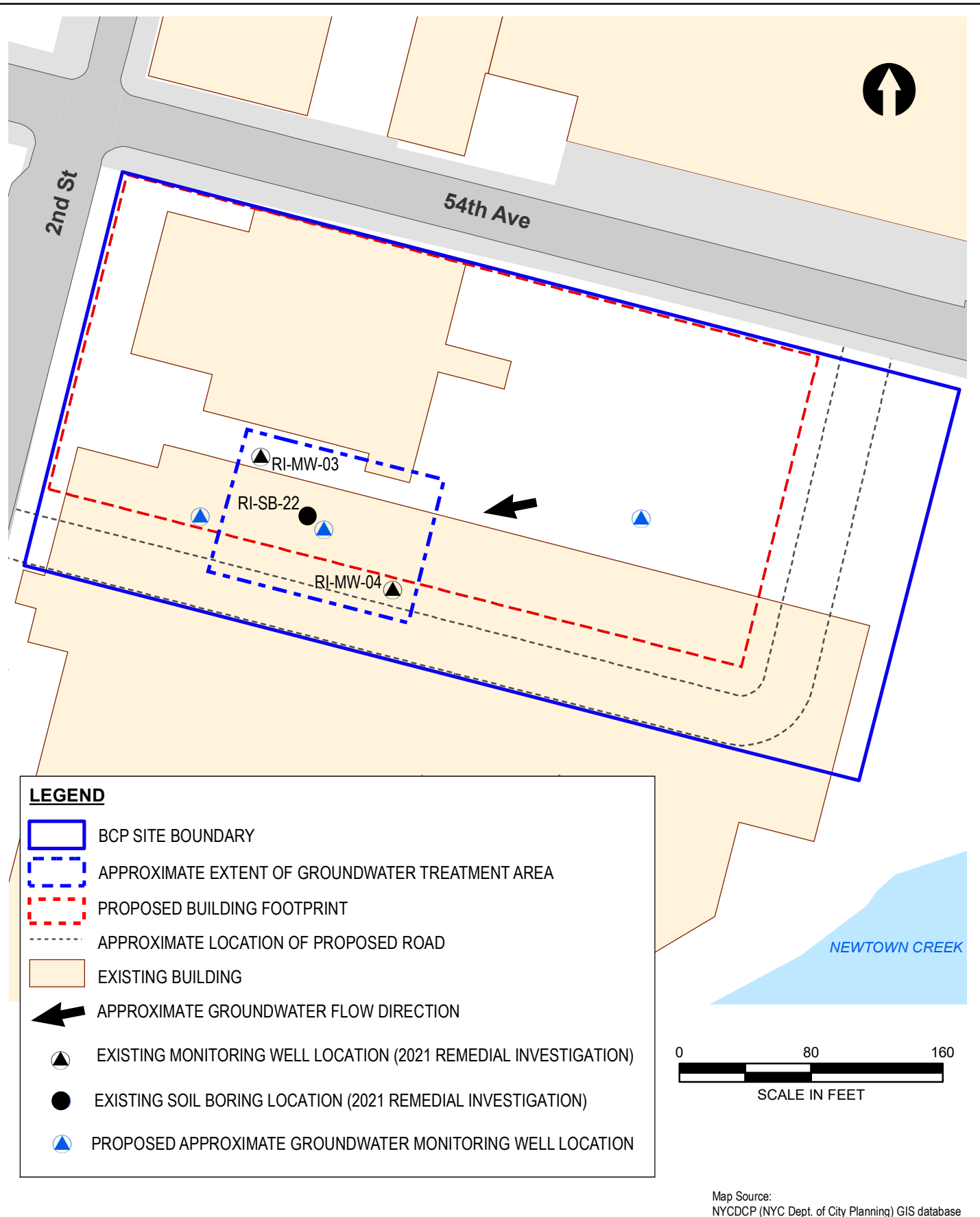
Newtown Creek Bud Site - North Block

2-10 54th Avenue - Long Island City, New York

BCP SITE LOCATION

DATE	11/29/2021
PROJECT NO.	200112
FIGURE	1

© 2021 AKRF W:\Projects\200112 - BUD NORTH\Technical\GIS and Graphics\shazmat\RAWP\200112 Fig 13 Remedial Treatment Areas.mxd 12/20/2021 11:23:37 AM iszalus



LEGEND

- BCP SITE BOUNDARY
- APPROXIMATE EXTENT OF GROUNDWATER TREATMENT AREA
- PROPOSED BUILDING FOOTPRINT
- APPROXIMATE LOCATION OF PROPOSED ROAD
- EXISTING BUILDING
- APPROXIMATE GROUNDWATER FLOW DIRECTION
- EXISTING MONITORING WELL LOCATION (2021 REMEDIAL INVESTIGATION)
- EXISTING SOIL BORING LOCATION (2021 REMEDIAL INVESTIGATION)
- PROPOSED APPROXIMATE GROUNDWATER MONITORING WELL LOCATION

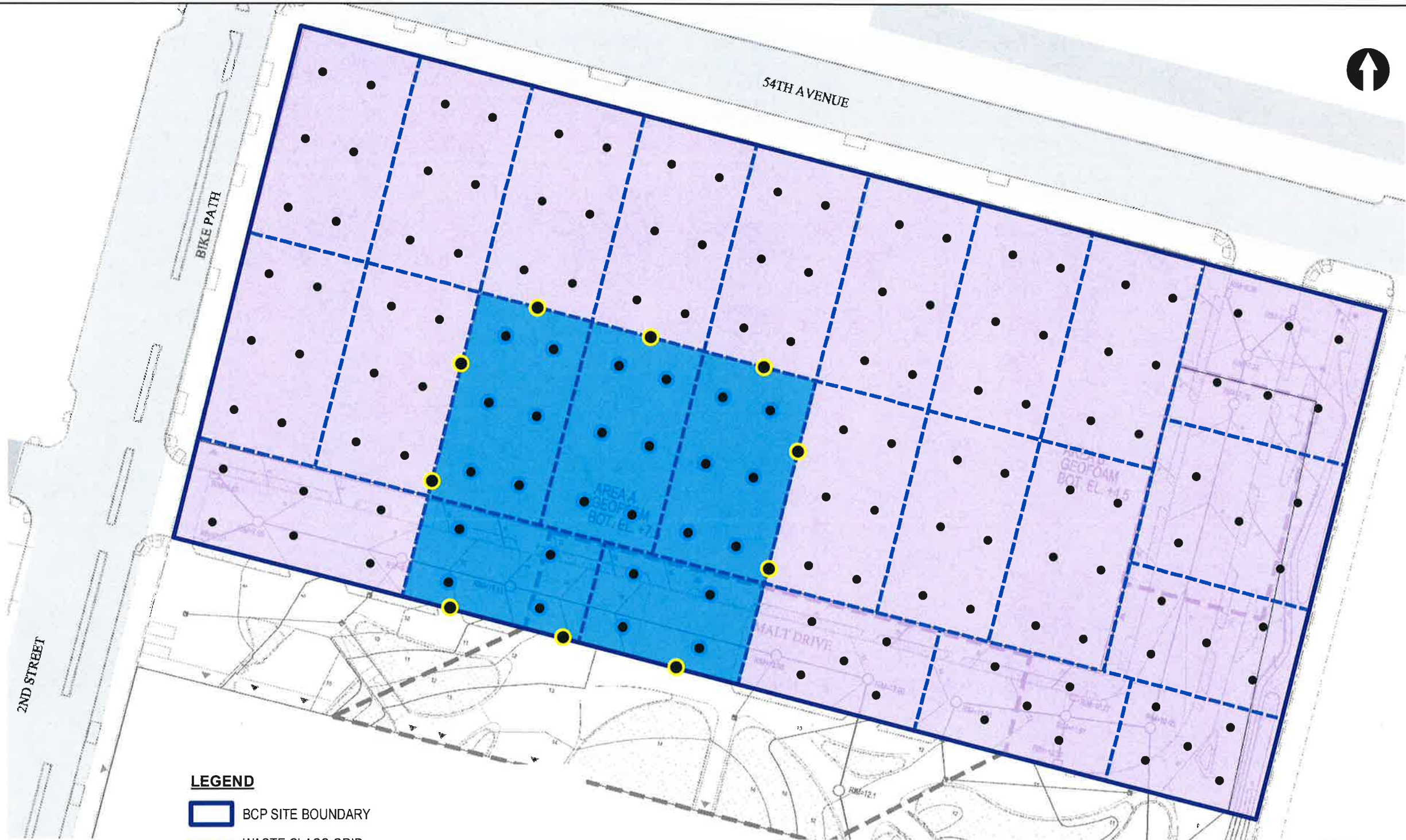


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Newtown Creek Bud Site - North Block
2-21 Malt Drive - Long Island City, New York

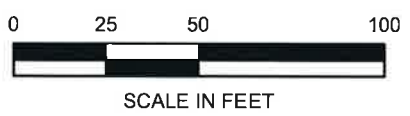
GROUNDWATER TREATMENT AREA

DATE	02/14/2022
PROJECT NO.	200112
FIGURE	2



LEGEND

- BCP SITE BOUNDARY
- WASTE CLASS GRID
- REMEDIAL EXCAVATION TO 2 FEET BELOW GROUNDWATER (APPROX. 50 FEET BY 75 FEET, UP TO 11 FEET DEEP) FOR REMOVAL OF SOURCE MATERIAL
- REMEDIAL EXCAVATION TO APPROXIMATELY 2 FEET BELOW EXISTING GRADE
- BOTTOM DOCUMENTATION SAMPLE SOURCE AREA REMOVAL
- SIDEWALL DOCUMENTATION SAMPLE SOURCE AREA REMOVAL
- CONFIRMATORY DOCUMENTATION SAMPLE LOCATION



Map Source:
NYCDP (NYC Dept. of City Planning) GIS database

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

PROPOSED REMEDIAL EXCAVATION AND DOCUMENTATION SAMPLE LOCATION PLAN



440 Park Avenue South, New York, NY 10016

DATE	8/25/2021
PROJECT NO.	200112
FIGURE	3