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

May 9, 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 – April 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 April 2022. A Site location plan is provided as Figure 1.

The following activities were conducted in April 2022:

- Between April 1 and 30, 2022, the Volunteer completed remediation and redevelopment activities at the Site, including the installation of test piles and completion of pile load tests, completion of ground improvement, importation of NYSDEC-approved virgin gravel for construction of a Site truck tracking pad, and excavation and off-site disposal of soil from the Site. 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.
- Between April 22 and 30, 2022, 40 truckloads of soil/fill were sent for off-site disposal at Clean Earth – Carteret in Carteret, NJ and 29 truckloads of soil/fill were sent for off-site disposal at Clean Earth – North Jersey in Keasby, NJ.
- On April 21, 2022, AKRF collected six documentation endpoint samples from the southwest corner of the Site. Samples EP-01_2_20220421 through EP-06_2_20220421 were collected from the remedial excavation depth (2 feet below the Site grade), and each point was surveyed for location and elevation. The samples were sent to York Analytical Laboratories (York) for analysis of VOCs, semi volatile organic compounds (SVOCs), pesticides, herbicides, polychlorinated biphenyls (PCBs), metals, and per- and polyfluoroalkyl substances (PFAS). The proposed remedial excavation and documentation sample locations are presented on Figure 2.

The following activities are planned for May 2022:

- At the request of NYSDEC, AKRF revised the Groundwater Treatment Design Report, which was originally submitted in February 2022. The revised groundwater treatment design was submitted to NYSDEC on May 3, 2022. NYSDEC accepted the revised treatment plan, in an email dated May 5, 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 revised Groundwater Treatment Design document dated May 3, 2022. The petroleum hot spot remediation area is presented on Figure 2.
- The Volunteer will continue general remediation and redevelopment activities at the Site.

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
Senior Technical Director

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

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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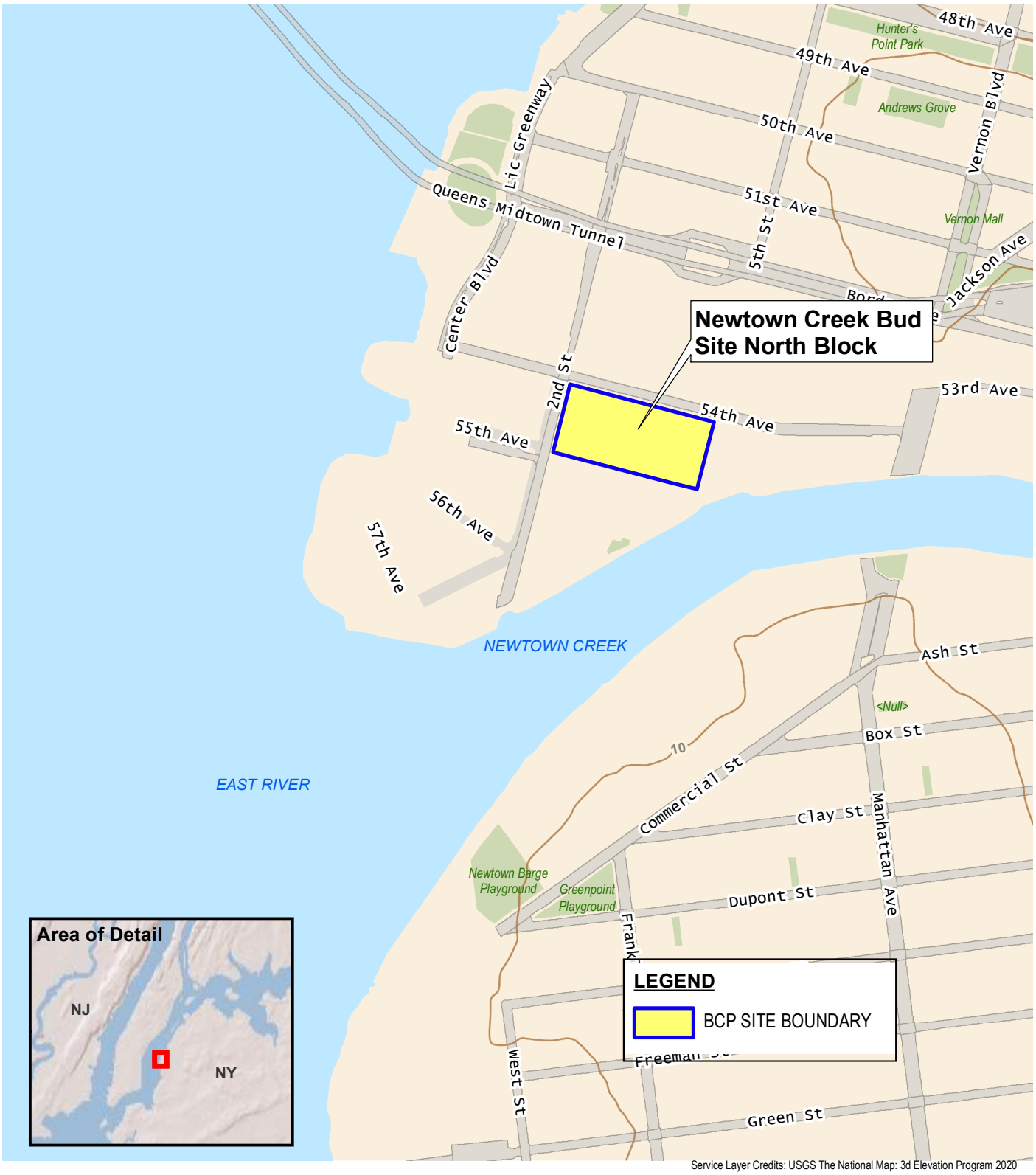
FIGURES



AKRF
440 Park Avenue South, New York, NY 10016

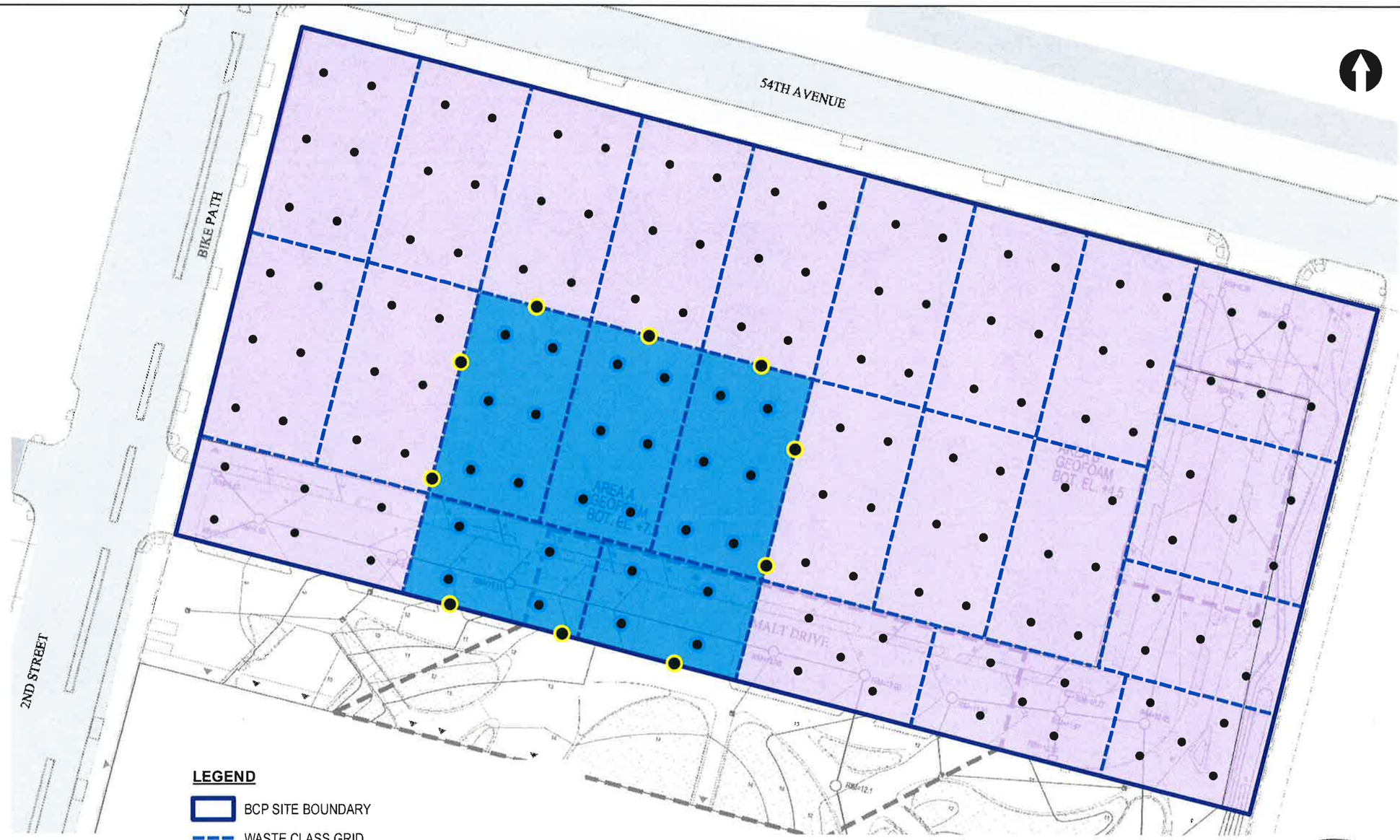
Newtown Creek Bud Site - North Block
2-10 54th Avenue - Long Island City, New York

BCP SITE LOCATION

DATE
11/29/2021

PROJECT NO.
200112

FIGURE
1



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
- CONFIMATORY DOCUMENTATION SAMPLE LOCATION

0 25 50 100

SCALE IN FEET

STATE OF NEW YORK
REBECCA A. KINAL
LICENSED PROFESSIONAL ENGINEER
082046-1

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

AKRF
440 Park Avenue South, New York, NY 10016

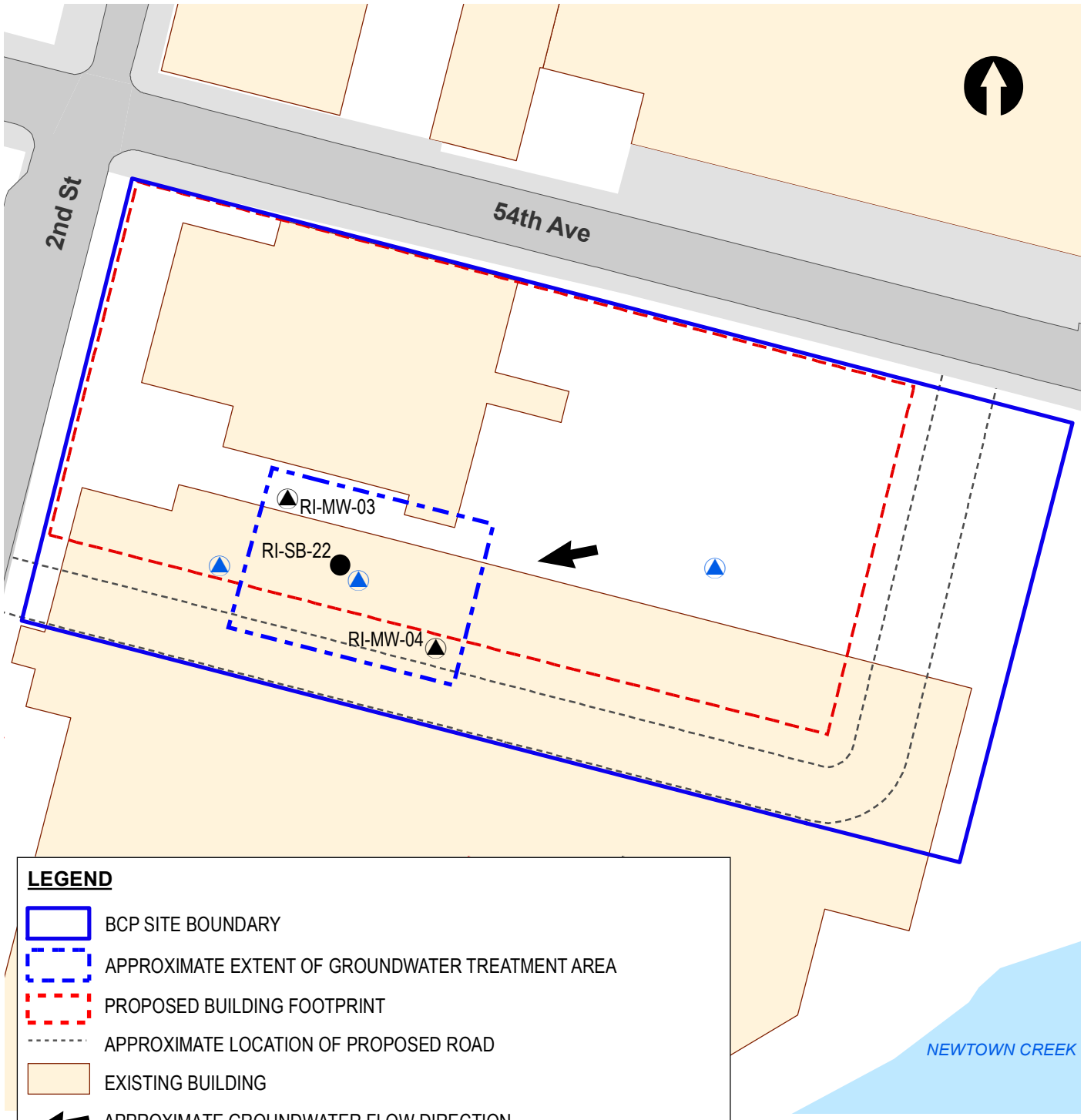
Newtown Creek Bud Site - North Block
2-10 54th Avenue - Long Island City, New York

PROPOSED REMEDIAL EXCAVATION AND DOCUMENTATION SAMPLE LOCATION PLAN

DATE
8/25/2021

PROJECT NO.
200112

FIGURE
2



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

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

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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
3