



***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](http://www.akrf.com)

February 10, 2023

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

Re: Monthly Progress Report – January 2023  
Newtown Creek Bud Site – North Block  
2-10 54<sup>th</sup> 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 54<sup>th</sup> Avenue (soon to be referred as 2-21 Malt Drive), Long Island City, New York, during the month of January 2023. A Site location plan is provided as Figure 1.

The following activities were conducted in January 2023:

- Between January 1 and 20, 2023, the Volunteer continued remediation and redevelopment activities at the Site, including the installation of pile caps, excavation and off-site disposal of soil from the Site, excavation to support installation of the Site drainage system beneath Malt Drive (under construction), and importation of NYSDEC-approved backfill material for use in construction of the sub-slab depressurization system (SSDS). 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 Volunteer completed installation of the underground portion of the sub-slab depressurization system.
- Between January 1 and 20, 2023, seven truckloads of soil/fill were transported for off-site disposal at the Bayshore facility in Keasbey, NJ. The soil excavation plan is presented on Figure 2.
- The Volunteer concluded soil excavation activities on January 18, 2023, and the Site was capped with a combination of concrete building slabs, asphalt pavement, and NYSDEC-approved gravel and planting soil. NYSDEC and NYSDOH approved the suspension of CAMP and full time on-site environmental oversight and monitoring in an email dated January 20, 2023.

The following activities are planned for or were already completed in February 2023:

- The Volunteer will continue construction of the above-grade elements of the new building, including installation of the above-grade components of the SSDS and soil vapor extraction (SVE) system.

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

Sincerely,  
AKRF, Inc.



Marc S. Godick, LEP  
Senior Vice President



J. Patrick Diggins  
Senior Technical Director

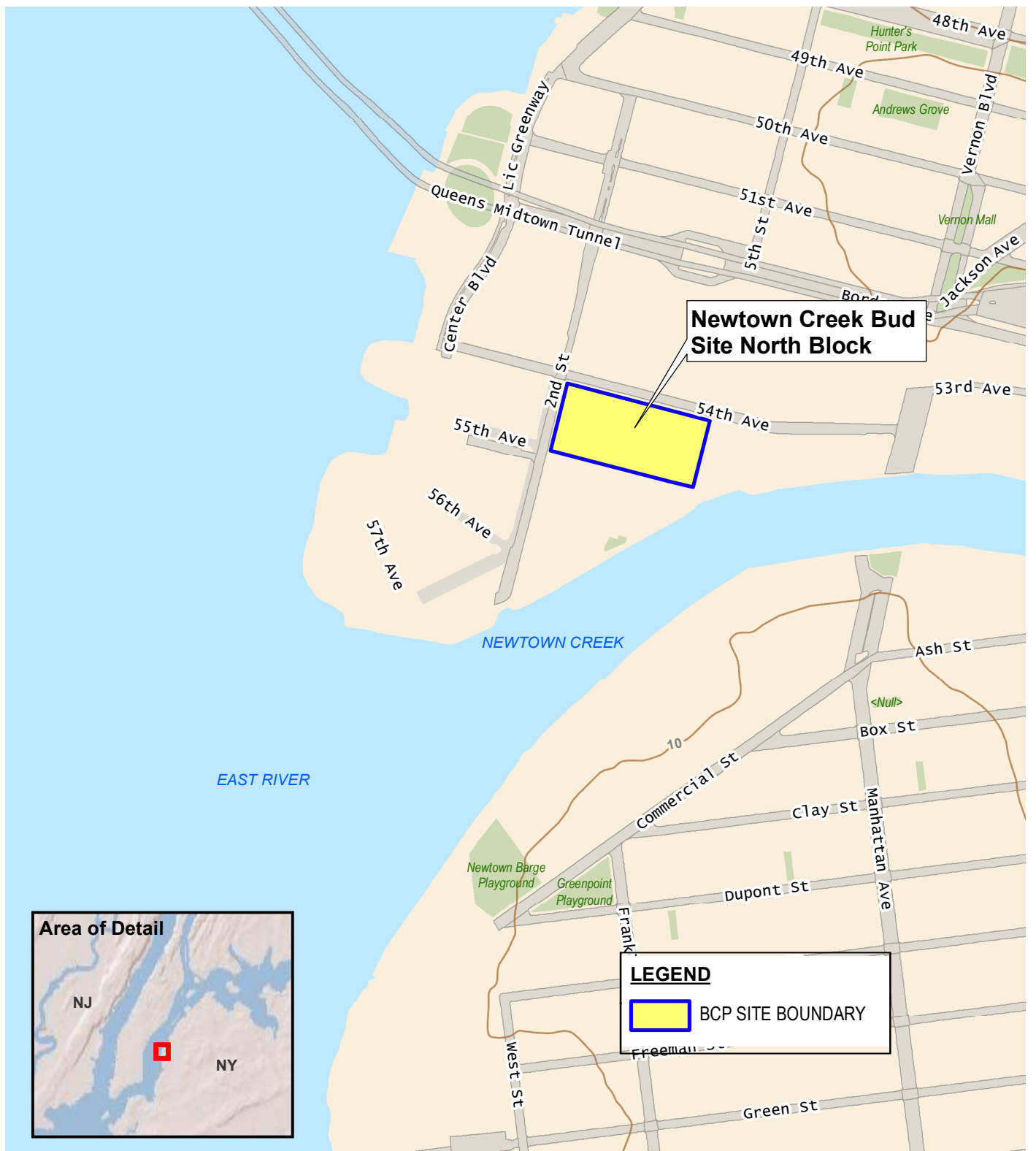
Enc. Figure 1 – Site Location  
Figure 2 – Proposed Remedial Excavation and Documentation Sample Location Plan

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

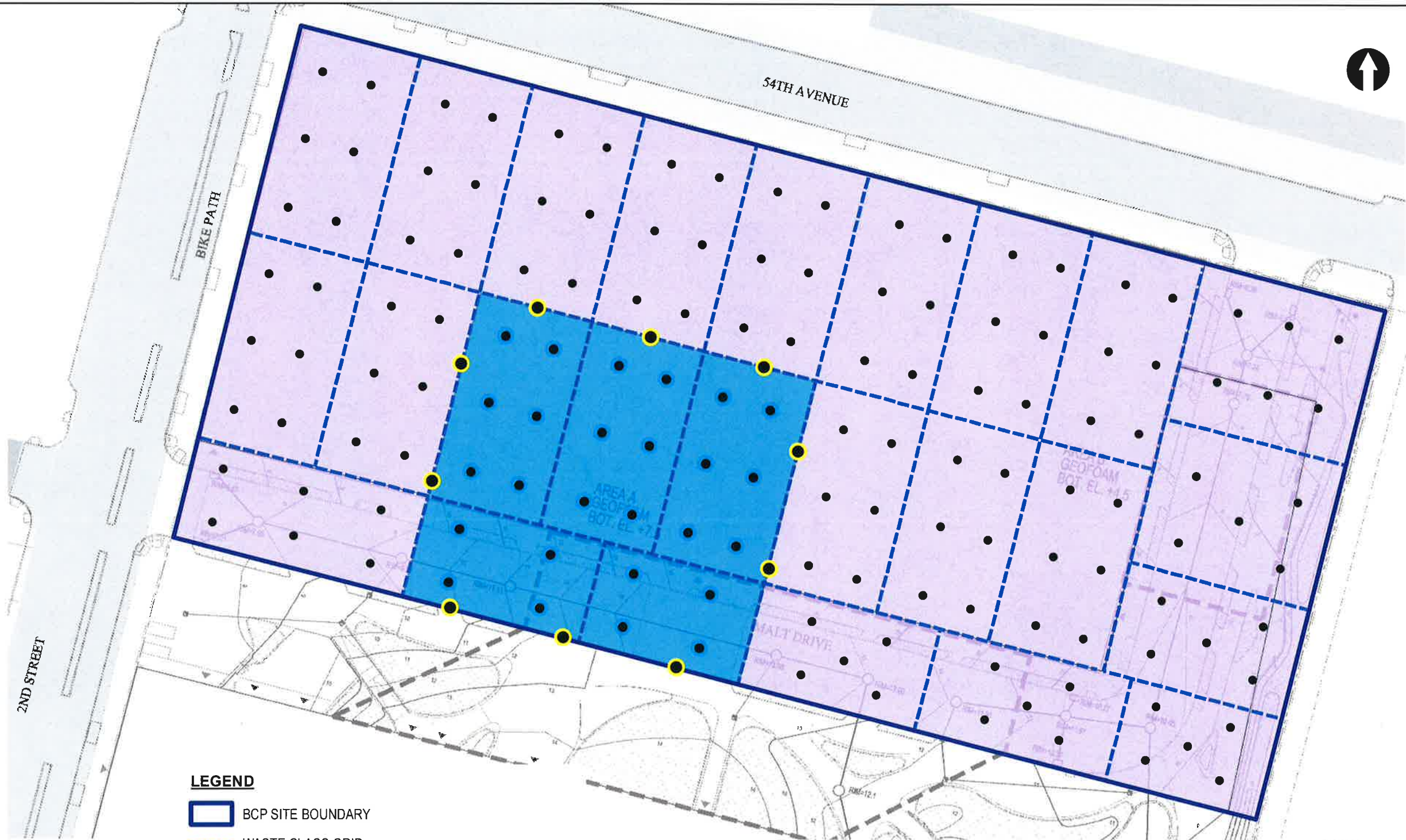
11/29/2021

PROJECT NO.








200112

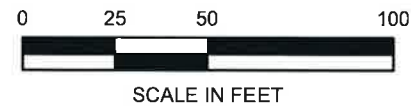
FIGURE

1



**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



SCALE IN FEET



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**

DATE
8/25/2021
PROJECT NO.
200112
FIGURE
2



440 Park Avenue South, New York, NY 10016