



Environmental, Planning, and Engineering Consultants

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July 7, 2023

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 – June 2023
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 June 2023. A Site location plan is provided as Figure 1 and the Site layout is presented in Figure 2.

The following activities were conducted in June 2023:

- Between June 1 and 30, 2023, the Volunteer continued construction of above-grade elements of the new building, including installation of the above-grade components of the sub-slab depressurization system (SSDS) and soil vapor extraction (SVE) system.
- On June 27, 2023, the Volunteer performed pressure tests on one SSDS riser (SSDS-N) and the SVE system riser. No leaks were detected in the riser pipes. The layout of the SSDS and SVE piping is presented in Figure 3.
- AKRF prepared a draft of the Site Management Plan (SMP) on behalf of the Volunteer.

The following activities are planned for July 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 SVE system.
- AKRF will submit the draft SMP to NYSED for review.

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

cc (electronic copy only):

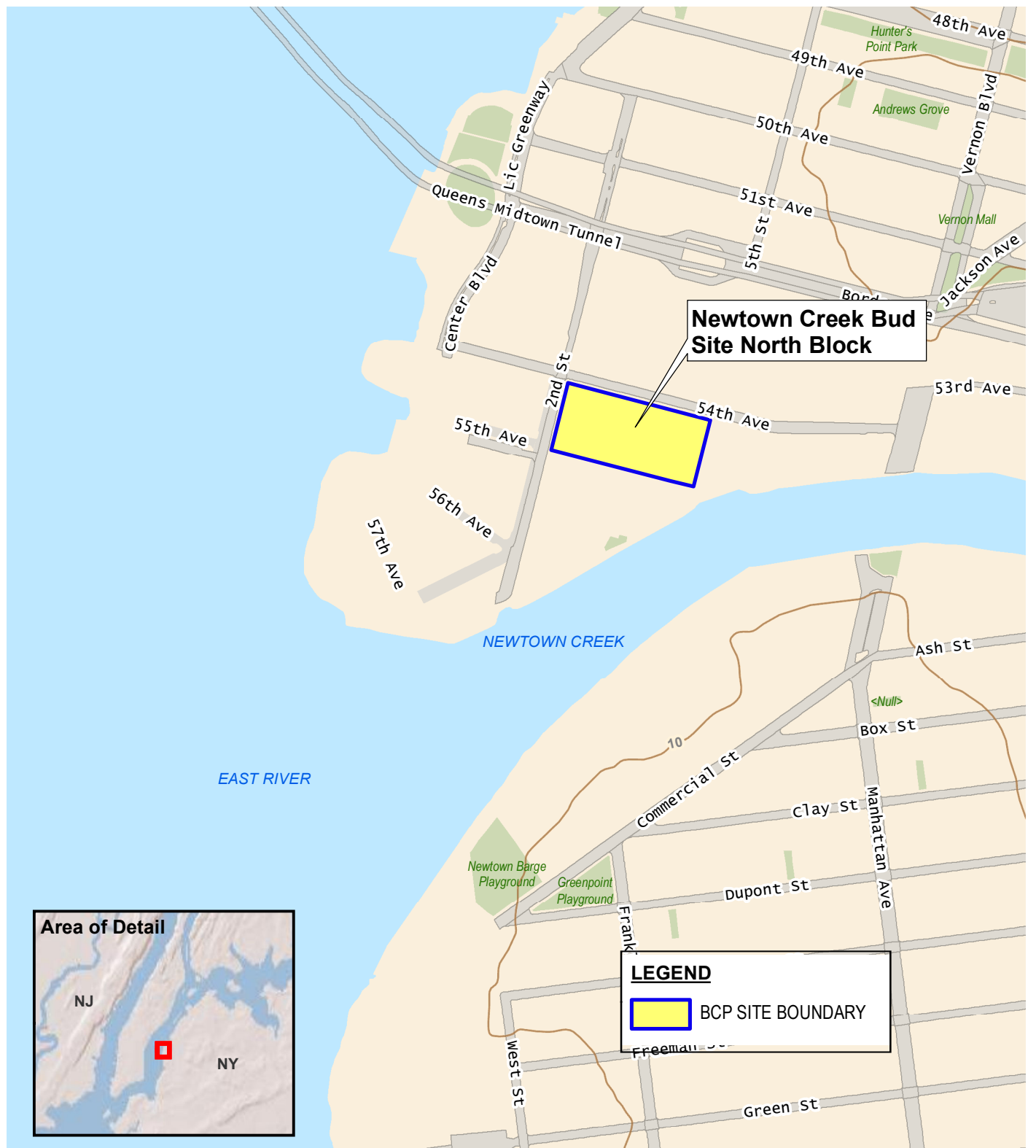
Shaun J. Surani – NYSDOH

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

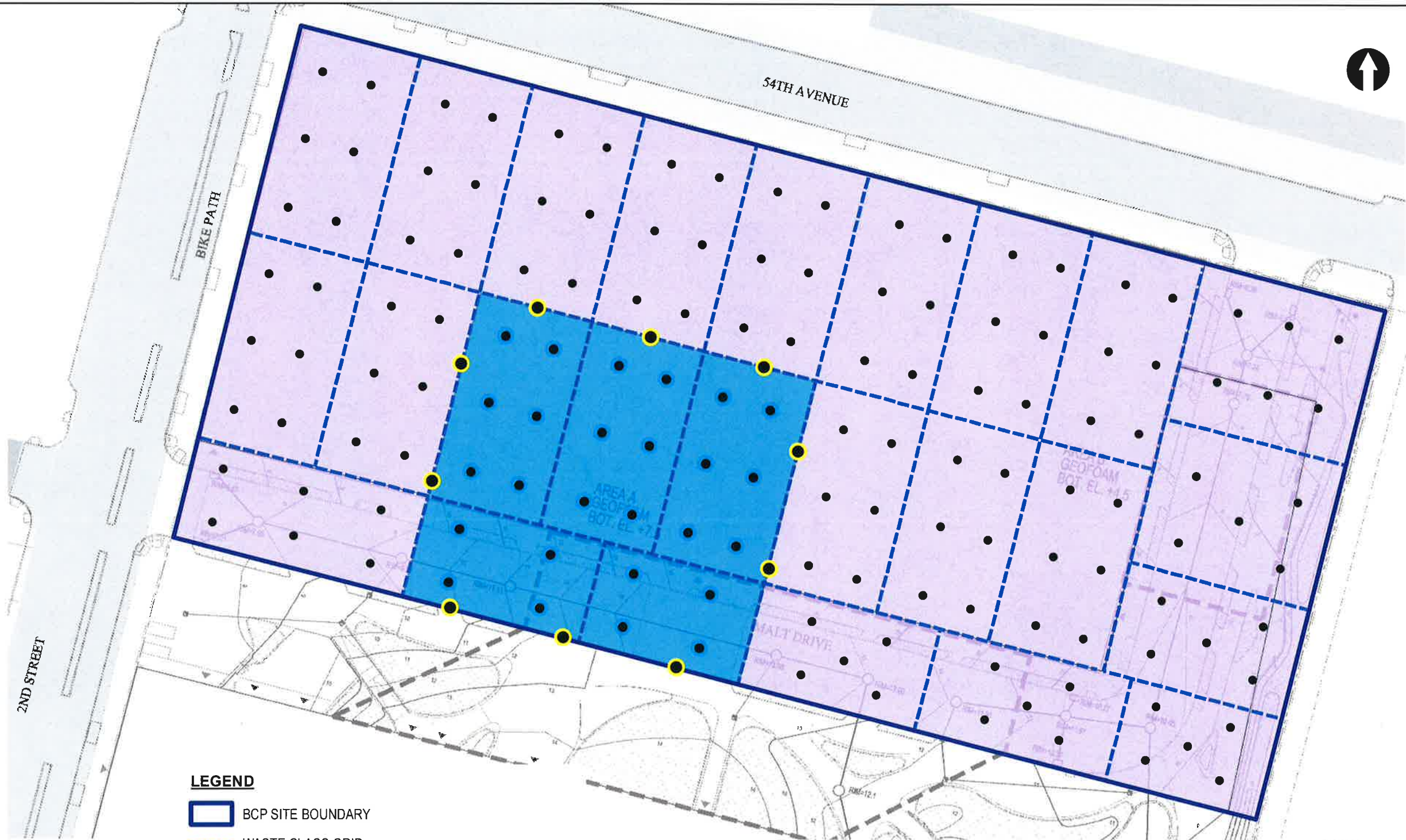
11/29/2021

PROJECT NO.








200112

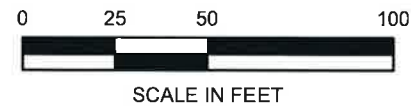
FIGURE

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

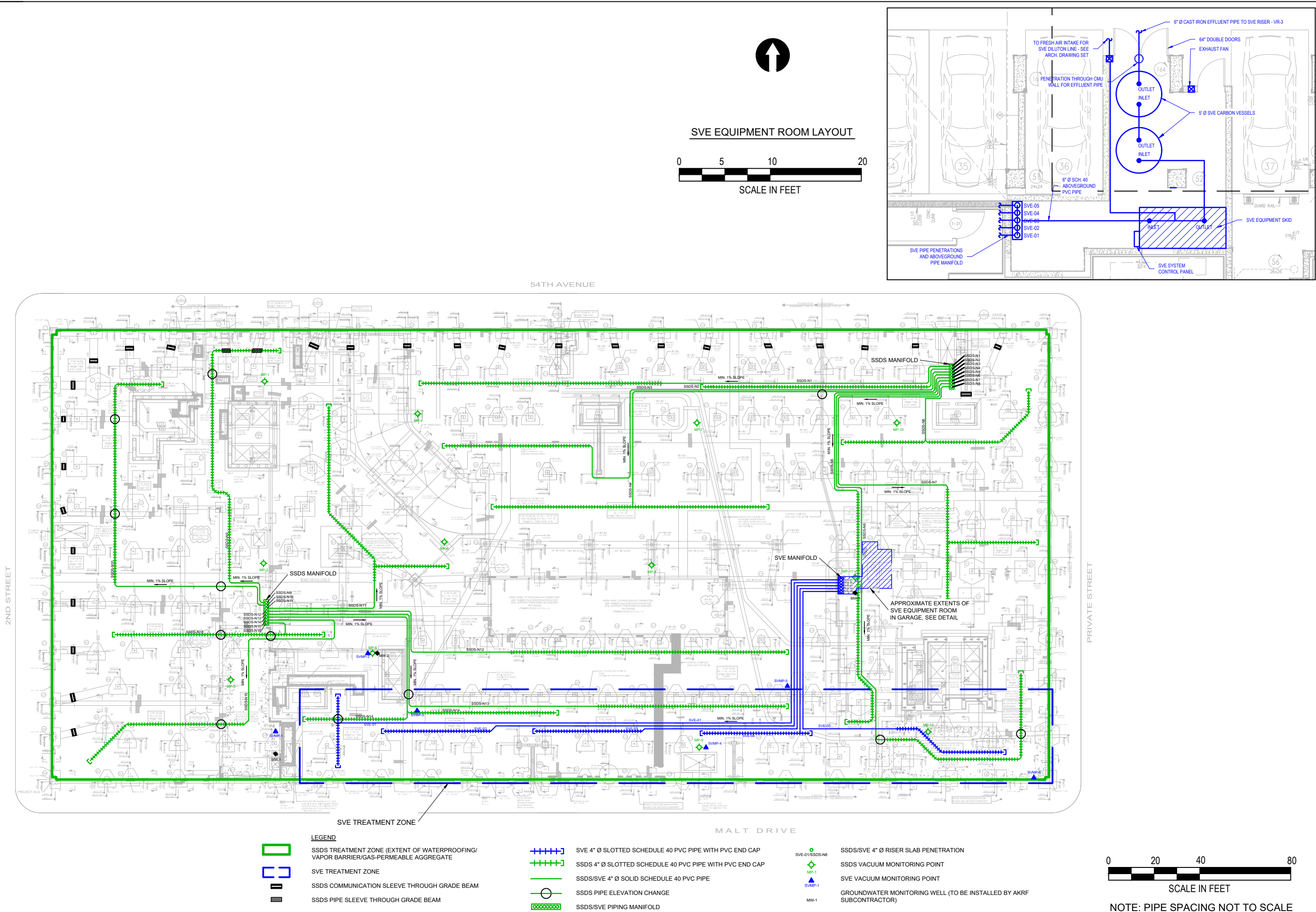
PROPOSED REMEDIAL EXCAVATION AND DOCUMENTATION SAMPLE LOCATION PLAN



440 Park Avenue South, New York, NY 10016

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

©2021 AKRF, Inc. W:\Projects\200112 - BUD NORTH\Technical\Hazard\RAW\PCAD\200112 Fig 14 SSDS SVE Layout.dwg last save: mveilleux 12/9/2021 4:17 PM



LEGEND

- SSDS TREATMENT ZONE (EXTENT OF WATERPROOFING/ VAPOR BARRIER/GAS-PERMEABLE AGGREGATE)
- SVE TREATMENT ZONE
- SSDS COMMUNICATION SLEEVE THROUGH GRADE BEAM
- SSDS PIPE SLEEVE THROUGH GRADE BEAM

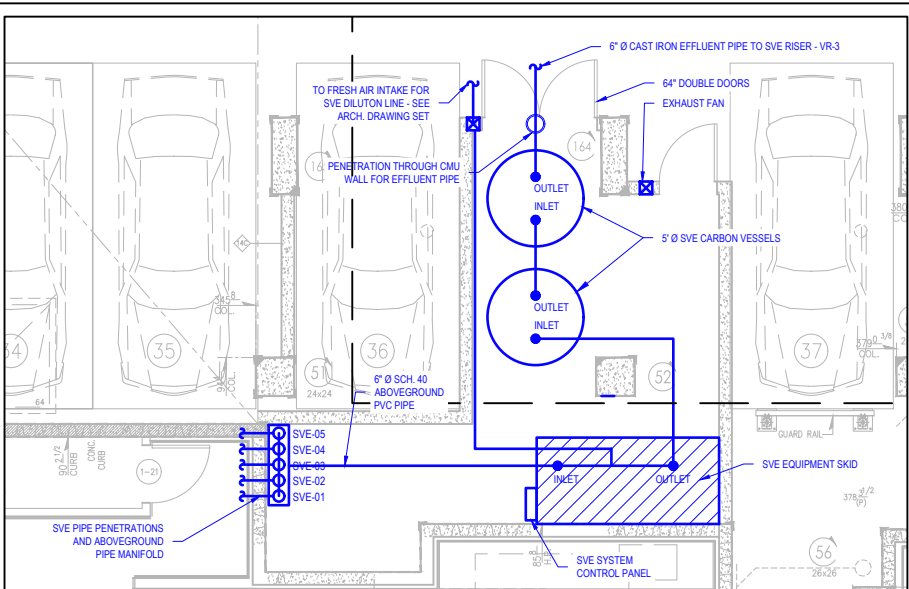
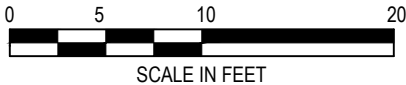
- SVE 4" Ø SLOTTED SCHEDULE 40 PVC PIPE WITH PVC END CAP
- SSDS 4" Ø SLOTTED SCHEDULE 40 PVC PIPE WITH PVC END CAP
- SSDS/SVE 4" Ø SOLID SCHEDULE 40 PVC PIPE
- SSDS PIPE ELEVATION CHANGE
- SSDS/SVE PIPING MANIFOLD

- SVE-01/SSDS-NB
- MP-1
- SVMP-1
- MW-1
- SSDS/SVE 4" Ø RISER SLAB PENETRATION
- SSDS VACUUM MONITORING POINT
- SVE VACUUM MONITORING POINT
- GROUNDWATER MONITORING WELL (TO BE INSTALLED BY AKRF SUBCONTRACTOR)



NOTE: PIPE SPACING NOT TO SCALE

SVE EQUIPMENT ROOM LAYOUT



Newtown Creek Bud Site - North Block
2-21 Malt Drive - Long Island City, New York
SVE, SSDS AND VAPOR BARRIER PLAN

DATE
7/6/2023
PROJECT NO.
200112
FIGURE
3



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