



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

September 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 – August 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 August 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 August 2023:

- On August 1, 2023, AKRF submitted the draft Site Management Plan (SMP) on behalf of the Volunteer for review by NYSDEC and the New York State Department of Health (NYSDOH).
- Between August 1 and 31, 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. The SSDS and SVE system layouts are shown in Figure 3.
- Between August 22 and 21, 2023, the Volunteer resumed construction of the exterior landscaping along the eastern Site boundary. The work has included localized excavation for installation of fencing and light posts, importation and spreading of NYSDEC-approved gravel and planting soil for garden areas, and concrete pours for construction of walkways.

The following activities are planned for September 2023:

- The Volunteer will continue construction of the above-grade elements of the new building, including completion and commissioning of the SSDS and SVE system.
- The Volunteer will complete construction of the exterior landscaping along the eastern Site boundary.
- AKRF will prepare the Draft Final Engineering Report for submission to NYSDEC and NYSDOH by October 1, 2023.

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 – Site Layout
 Figure 3 – SSDS and SVE System Layouts

cc (electronic copy only):

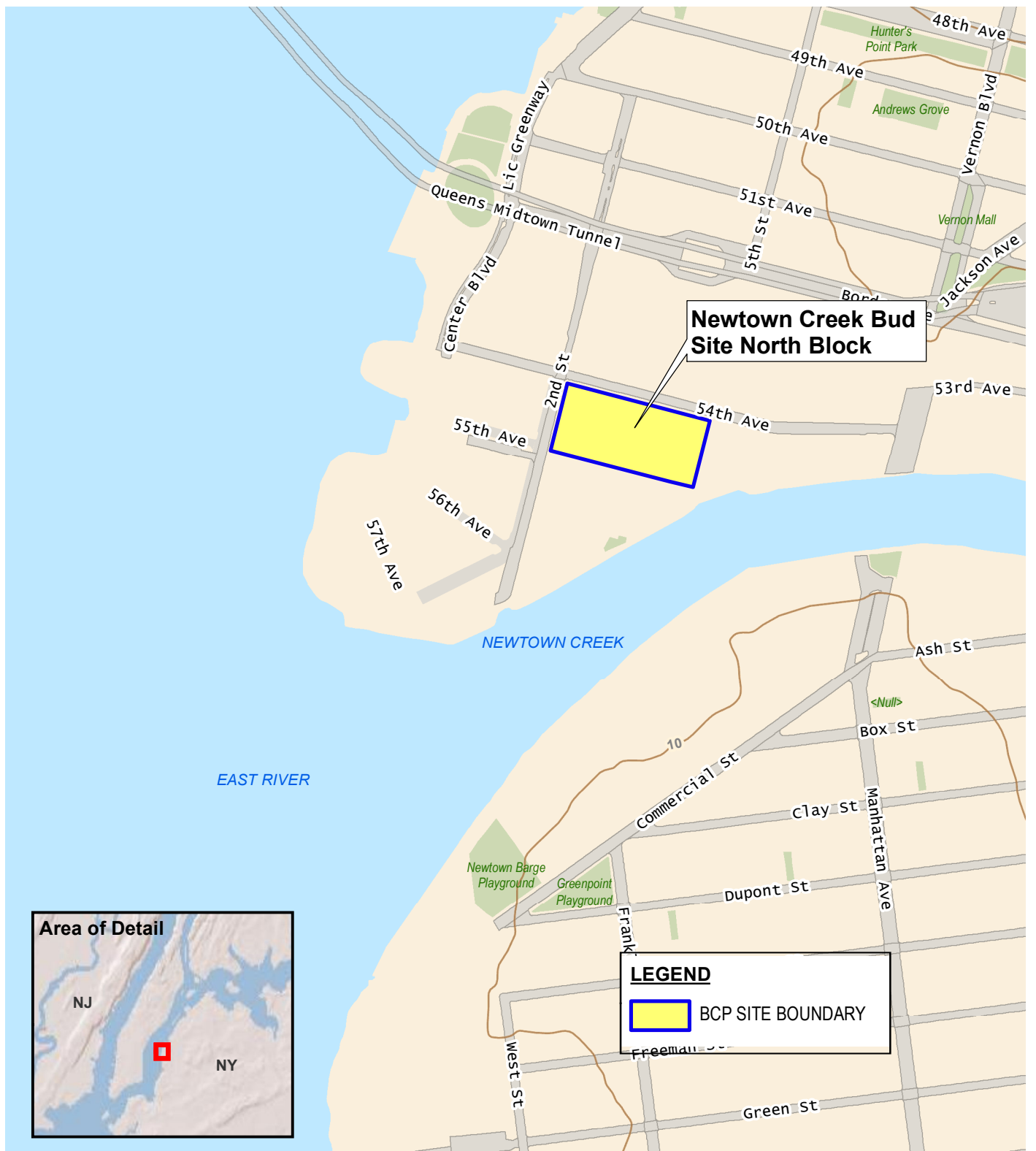
Shaun J. Surani – NYSDOH

George Georgioudakis, Bruce Weill, Chris Steinmann, Nicholas Vasta – Bud North LLC

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FIGURES

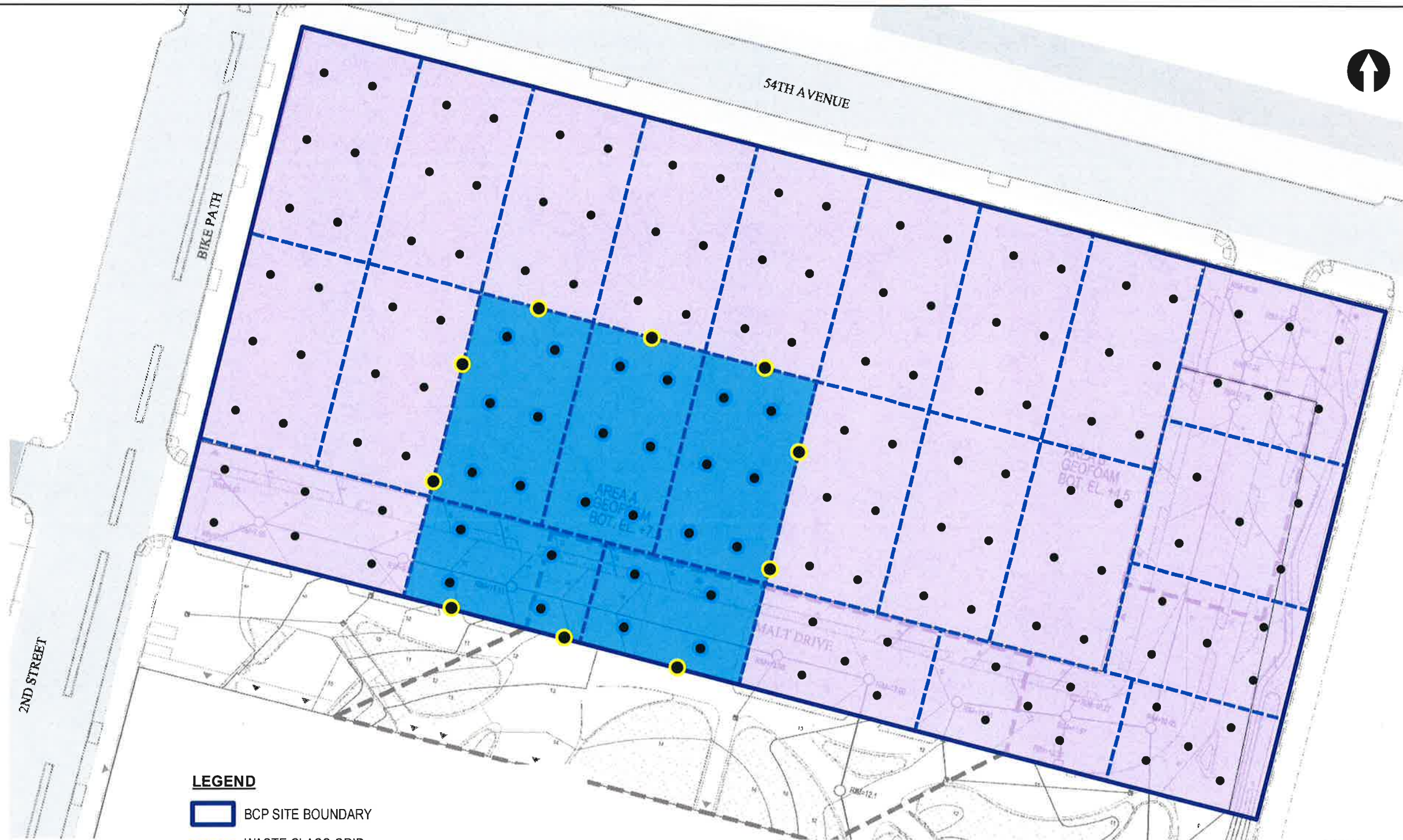


440 Park Avenue South, New York, NY 10016

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

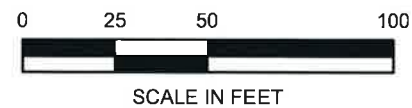
BCP SITE LOCATION

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



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

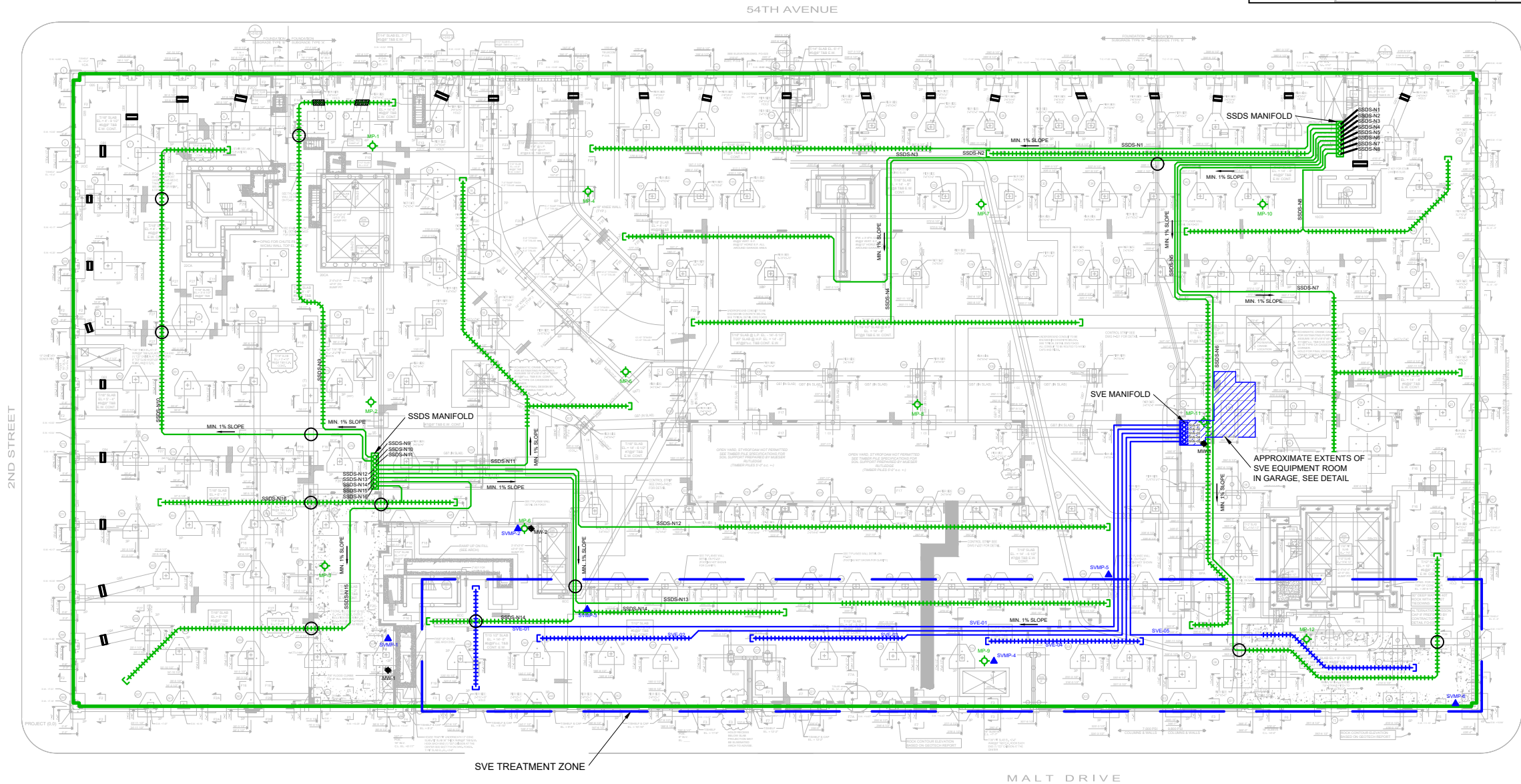
PROJECT NO.
200112

FIGURE
2



440 Park Avenue South, New York, NY 10016

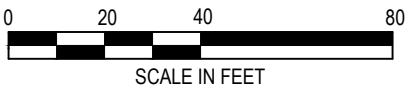
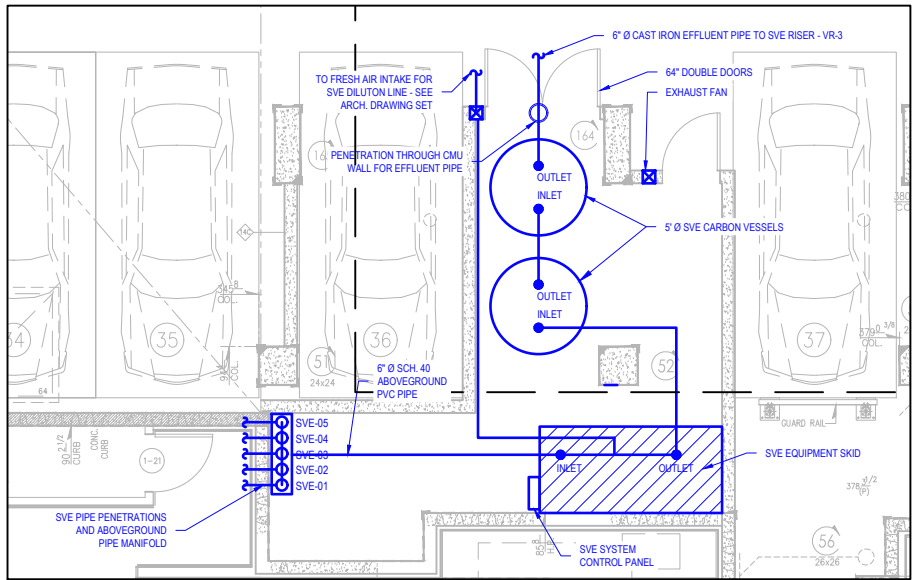
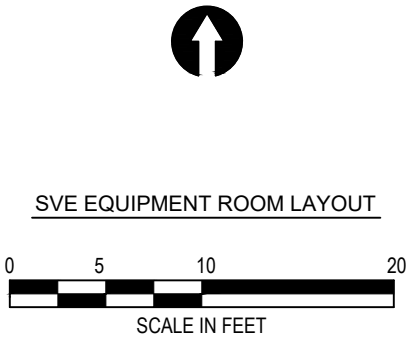
©2021 AKRF, Inc. W:\Projects\200112 - BUD NORTH\Technical\Hazard\RAW\PCAD\200112 Fig 14 SSDS SVE Layout.dwg 12/9/2021 4:17 PM last save: mveilleux



- 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

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

SVE, SSDS AND VAPOR BARRIER PLAN



440 Park Avenue South, New York, NY 10016

DATE
7/6/2023

PROJECT NO.
200112

FIGURE
3