

Monthly Progress Report No. 13
Queensboro Lanes Site
25-01 Queens Plaza North
Long Island City, Queens, New York
Brownfield Cleanup Program Site #: C241257
Reporting Period: December 2022

1. Introduction

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) has prepared this monthly progress report to summarize the work performed at Queensboro Lanes Site (site) from December 1 – December 31, 2022.

The site is located at 25-01 Queens Plaza North in the Long Island City neighborhood of Queens, New York and is referenced as Block 415, Lot 4 on the Queens Borough Tax Map. The site is about 30,540 square feet or 0.699 acres in area and is an active construction site. A former on-site building was demolished between July and November 2022 and about 85% of the site is currently covered by the former building basement slab overlain by a layer of demolition debris. The remaining 15% at the northwest corner of the site contains a paved parking lot.

2. Investigation or Remedial Actions Relative to the Site during This Reporting Period

On December 5, 2022, a pre-construction kick-off meeting was held with the Participants, Langan, NYSDEC, Consigli Construction Co., Inc. (construction manager), ECD NY Inc. (foundation contractor), and Soil Managers (soil broker) to review the construction schedule, phasing/sequence plans, and Remedial Action Work Plan (RAWP) requirements applicable to construction activities.

On December 14, 2022, the Participants began implementing the NYSDEC-approved November 1, 2022 RAWP. Activities during this reporting period included:

- Demolition and removal of limited areas of the existing site cover system (former building slab) around the proposed partial cellar and installation of a secant pile guide wall in preparation for secant pile drilling.
 - Langan observed eleven loads of construction and demolition (C&D) debris loaded onto trucks for off-site disposal. Underlying soil was not disturbed as part of the asphalt and concrete surface cover removal.

- Import and placement of NYSDEC-approved stone to backfill a limited area of excavation (see bullet below):
 - Six loads (146.17 tons) of 0.75-inch virgin stone from the Braen Stone – Stone Industries facility located in Haledon, New Jersey.
- Excavation and removal of a 5,000-gallon underground storage tank (UST) from the southwestern part of the site between December 21 and 22, 2022. Decommissioning and removal of the UST was performed by ClearRiver Environmental (ClearRiver), a New York Fire Department (FDNY)-licensed contractor in accordance with New York City Fire Code, Chapter 34, Section FC3404, Title 6 of the New York Codes Rules and Regulations (6NYCRR), Section 613.9, and NYSDEC Division of Environmental Remediation (DER)-10 Technical Guidance for Site Investigation and Remediation Section 5.5. A pre-work notification was previously submitted to the NYSDEC for the removal of the UST in March 2022 and the tank was later pumped and cleaned by ClearRiver before building demolition.
 - During excavation and removal of the UST from the ground, evidence of a historical release to the underlying soils was observed. Langan reported a spill to the NYSDEC spills hotline and Spill No. 2207846 was assigned to the site. Langan also notified the NYSDEC BCP Project Manager of the spill condition.
 - During excavation and removal of the UST, water was observed accumulating at the base of the excavation. Multiple pinholes were documented in the sides of the tank where water was pouring out. The water exiting the tank did not exhibit any evidence of impacts; however, black oil-like droplets were observed on the surface of the water at the base of the excavation.
 - A vacuum truck was used to remove a total of 2,019 gallons of accumulated oily-water from the base of the UST excavation. The water was transported for off-site disposal to the Dale Transfer Corp. facility located in West Babylon, New York.
 - Approximately 200 cubic yards of soils exhibiting petroleum like impacts (staining, odors, or photoionization detector [PID] readings) were excavated and stockpiled for waste characterization and future off-site disposal.
 - Langan collected post-excavation endpoint soil samples per the requirements of NYSDEC DER-10 Section 5.5(c)(3) and the RAWP. A total of 10 samples were collected, including six sidewall samples, three base samples, and one duplicate sample, and were submitted for laboratory analysis of Target Compound List (TCL) and Part 375 volatile organic compounds (VOC), TCL/Part 375 semivolatile organic compounds (SVOC), TCL/Part 375 pesticides/herbicides, TCL/Part 375 polychlorinated biphenyls (PCB), Target Analyte List (TAL) metals including hexavalent and trivalent chromium and total cyanide, and per- and polyfluoroalkyl substances (PFAS) via Method 1633.

- The UST excavation was backfilled with imported, NYSDEC-approved 0.75-inch stone from the Braen Stone – Stone Industries, Inc. facility located in Haledon, New Jersey.
- The decommissioned UST carcass was transported as scrap metal to the Allocco Recycling facility located in Brooklyn, New York.

3. Actions Relative to the Site Anticipated for the Next Reporting Period

RAWP implementation will continue during the next reporting period.

An updated Petroleum Bulk Storage (PBS) registration and Tank Closure Notification package will be submitted to the NYSDEC to document the closure of the 5,000-gallon UST.

Langan intends to submit to the NYSDEC an addendum to the RAWP to present an alternate remedial approach to addressing petroleum-impacted soil and groundwater in the northeastern part of the site.

4. Approved Activity Modifications (changes of work scope and/or schedule)

None.

5. Results of Sampling, Testing and Other Relevant Data

Validated UST documentation endpoint soil samples collected during this period will be provided in NYSDEC electronic data deliverable (EDD) format and will be presented and discussed in the Final Engineering Report (FER).

6. Deliverables Submitted During This Reporting Period

Daily reports summarizing site activities, remedial work, Community Air Monitoring Program (CAMP) results, notable site conditions, and anticipated site activities were submitted to the NYSDEC.

7. Information Regarding Percentage of Completion

The BCP project is approximately 55% complete.

8. Unresolved Delays Encountered or Anticipated that May Affect the Schedule and Mitigation Efforts

None.

9. Citizen Participation (CP) Plan Activities during this Reporting Period

None.

10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

None.

11. Miscellaneous Information

None.