

Date: March 24, 2025
To: Hiralkumar Patel, NYSDEC
From: Rachel Miller, Roux Environmental Engineering and Geology, D.P.C.
cc: Charlie McGuckin, P.E., Roux Environmental Engineering and Geology, D.P.C.
Timothy Dragone, The Durst Organization
Subject: **Annual 2024 Well Gauging Results Summary**
Halletts Point Buildings 40 and 50 BCP #C241192/Spill #2300395 and #2300786
27-02 and 27-50 1st Street, Astoria, New York

The following is a summary of the 2024 well gauging events completed at the above Halletts Point 4/5 Site located at 27-02 and 27-50 1st Street, Astoria, New York, to assess the environmental conditions associated with NYSDEC Spill #2300395 and #2300786. Well gauging events were completed quarterly throughout 2024. Well gauging activities have been performed in accordance with Roux's Investigation Letter Work Plan (Work Plan) dated May 15, 2023, and the Investigation Summary Report dated July 28, 2023.

Site History

The Site has a history of environmental impacts related to past land use. Historical environmental data for the Site includes a Phase II Subsurface Investigation Report (Property Solutions, 2008), a due diligence Remedial Investigation Report (Roux, 2015), and an updated Phase I Environmental Site Assessment (Roux, 2016). These historical reports and associated data indicated that the Site has been impacted by historical property use/operations, including gas works, a coal-fired electric generating station, machine works, and lumber operations, as well as historical urban filling.

In April 2023, a limited geotechnical investigation by Langan Engineering and Environmental Services, Inc. identified evidence of potential contamination through soil staining in the drilling cuttings and sheens on the drilling water during the advancement of borings over 20 feet into bedrock. The impacted drilling cuttings and water were containerized for offsite disposal. Following this, on April 13, 2023, Roux measured fluid levels in observation wells and observed trace, yet measurable oil (i.e., free-product) in four of the six observation wells. Roux notified NYSDEC of these conditions on April 14, 2023, and NYSDEC assigned Spill #2300395 and #2300786 associated with these conditions.

Roux performed a Site Investigation to further evaluate the free-product identified in the observation wells and to install six additional monitoring wells that were in groundwater but were above bedrock. Based on the results of the investigation, the absence of LNAPL in new upgradient and downgradient wells suggests that the source is confined to bedrock intervals. The investigation data suggests that the observed environmental conditions are related to these historical impacts and are unlikely due to new releases at the Site. Currently, the Site is capped with an asphalt cover and a concrete former building foundation, which prevents current exposure to soils, groundwater, or soil vapor. The Site is currently being used as a construction staging area for the adjacent property.

Quarterly Monitoring Well Gauging

During each quarter of 2024, accessible wells were gauged to monitor groundwater elevations and document the thickness of any light non-aqueous phase liquid (LNAPL) or dense non-aqueous phase liquid (DNAPL), if present. Monitoring well locations are shown in Figure 1 and a summary of the quarterly 2024 monitoring well gauging data is provided in Table 1.

In the first quarter, a total of nine monitoring wells were gauged on January 23, 2024: LB-1B, LB-1A, LB-9B, LB-12B, RMW-1, RMW-2, RMW-3, RMW-4, and RMW-6. Socks that had been installed prior to

the event at LB-1B, LB-1A, LB-9B, LB-12B and were found saturated with LNAPL and replaced with new socks. LNAPL was detected at LB-1B, and DNAPL was detected at LB-9B, where 0.1 gallon was removed. Three wells were inaccessible during the well gauging event: LB-4B (large rocks staged on top of the well), LB-10A (trailer on top of the well), and RMW-5 (truck bed staged on top of the well).

In the second quarter, a total of nine monitoring wells were gauged on May 29, 2024: LB-1A, LB-9B, LB-12B, RMW-1, RMW-2, RMW-3, RMW-4, RMW-5, and RMW-6. Socks that had been installed prior to the event at LB-1A, LB-9B, and LB-12B were found saturated with LNAPL and replaced with new socks. DNAPL was detected at LB-9B, where 0.1 gallon was removed. Three wells were inaccessible during the well gauging event: LB-1B, LB-4B and LB-10A.

In the third quarter, a total of seven monitoring wells were gauged on September 24, 2024: LB-1A, LB-9B, LB-12B, RMW-1, RMW-3, RMW-5, and RMW-6. The sock that had been installed prior to the event at LB-9B was found saturated with LNAPL and replaced with a new sock. The sock that had been installed prior to the event at LB-12B was found at 8% saturation and reinstalled. DNAPL was detected at LB-9B where 0.1 gallon was removed. Five wells were inaccessible during the well gauging event: LB-1B, RMW-2, RMW-4, LB-10A, and LB-4B.

In the fourth quarter, a total of ten monitoring wells were gauged on December 18, 2024: LB-1A, LB-1B, LB-4B, LB-9B, LB-12B, RMW-1, RMW-3, RMW-4, RMW-5, and RMW-6. The socks that had been installed prior to the event at LB-1B, LB-4A, LB-9B, LB-12B, were found saturated with LNAPL and replaced with new socks. DNAPL was detected at LB-9B where 0.08 gallons were removed. Two wells were inaccessible during the gauging event; RMW-2 and LB-4B.

In summary for 2024, LNAPL was detected each quarter in absorbent socks in wells LB-9B, and LB-12B. LNAPL was detected in absorbent socks in well LB-1A for the first two quarters of 2024 and then was not present for the remaining two quarters. LNAPL was detected as trace or in absorbent socks in well LB-1B during the first, and fourth quarters, and was inaccessible during the second and third quarters. Well LB-4B was inaccessible during the first three quarters of the year, and LNAPL was 95% saturated in an absorbent sock in the well during the fourth quarter. LNAPL was present in the sock for LB-12B each quarter and was 8% in the first three quarters and then 33% in the fourth quarter. DNAPL was detected each quarter in well LB-9B, and a total of 0.38 gallons of DNAPL was recovered during 2024.

No product was detected in 2024 in wells RMW-1, RMW-2, RMW-3, RMW-4, RMW-5, and RMW-6. RMW-2, RMW-3, and RMW-4, which are downgradient of LB-9B and LB-4B (where NAPL is present), are located adjacent to the East River. These wells have shown no detectable LNAPL or DNAPL throughout the monitoring period, supporting the conclusion that NAPL is not migrating toward the East River. Well LB-10A remained inaccessible each quarter of 2024.

The gauging data supports the conclusions made in the Investigation Summary Report that state that the LNAPL was disturbed and brought to the surface of the water table during the geotechnical investigation and that DNAPL is confined to the decomposed or competent bedrock and is not migrating downgradient.

Wells will continue to be gauged, and product removed quarterly, where applicable, in 2025. Please do not hesitate to contact us if you have any questions or require additional information.

Sincerely,

ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.



Rachel Miller
Project Engineer



Charles McGuckin, P.E.
Principal Engineer / Vice President



Title: **SITE MONITORING WELL LOCATIONS**

27-02 1ST STREET
QUEENS, NEW YORK

Prepared for:
HALLETS BUILDING 4 SPE LLC
HALLETS BUILDING 5 SPE LLC

ROUX	Compiled by: P.P.	Date: 03/19/25	FIGURE 1
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: R.M.	Project: 1338.0013Y000	

File: 1338.0013Y106.2.mxd

Well ID	First Quarter						Second Quarter					
	Depth to Water	Depth to Product (LNAPL)	Depth to Product (DNAPL)	Depth to Bottom	Percent Saturation in socks	Product removed	Depth to Water	Depth to Product (LNAPL)	Depth to Product (DNAPL)	Depth to Bottom	Percent Saturation in socks	Product removed
LB-1B	6.37	trace	--	29.7	25%	--	Inaccessible - Truck placed on top of well					
LB-1A	8.99	--	--	37.82	25%	--	8.06	--	--	37.53	25%	--
LB-4B	Inaccessible - Large Rocks staged on top of and around well						Inaccessible - Large Rocks staged on top of and around well					
LB-9B	6.34	--	32.31	35.01	100%	0.1 gallons	6.15	--	32.73	35.12	100%	0.1 gallons
LB-10A	Inaccessible - Trailer placed on top of well						Inaccessible - Trailer placed on top of well					
LB-12B	7.27	--	--	39.77	8%	--	7.24	--	--	39.65	8%	--
RMW-1	6.11	--	--	10.26	no sock	--	5.89	--	--	10.09	no sock	--
RMW-2	8.35	--	--	16.07	no sock	--	8.73	--	--	16.1	no sock	--
RMW-3	8.71	--	--	13.47	no sock	--	10.19	--	--	12.67	no sock	--
RMW-4	5.87	--	--	9.1	no sock	--	5.99	--	--	9.38	no sock	--
RMW-5	Inaccessible - Truck bed staged on top of well						6.06	--	--	9.98	no sock	--
RMW-6	8.88	--	--	12.52	no sock	--	7.62	--	--	12.52	no sock	--

Well ID	Third Quarter						Fourth Quarter					
	9/24/2024						12/18/2024					
Well ID	Depth to Water	Depth to Product (LNAPL)	Depth to Product (DNAPL)	Depth to Bottom	Percent Saturation in socks	Product removed	Depth to Water	Depth to Product (LNAPL)	Depth to Product (DNAPL)	Depth to Bottom	Percent Saturation in socks	Product removed
LB-1B	Inaccessible - bolt to well mount is bent and irremovable						6.47	--	--	29.5	50%	--
LB-1A	7.35	--	--	37.44	no sock	--	8.07	--	--	36.82	no sock	--
LB-4B	Inaccessible - Large Rocks staged on top of and around well						7.52	--	--	34.3	95%	--
LB-9B	9.58	--	33.15	34.85	100%	0.1 gallons	5.8	--	33.08	34.82	60%	0.08 gallons
LB-10A	Inaccessible - Trailer placed on top of well						Inaccessible - Trailer placed on top of well					
LB-12B	8.06	--	--	39.32	8%	--	6.59	--	--	39.27	33%	--
RMW-1	6.14	--	--	10.05	no sock	--	5.6	--	--	10.06	no sock	--
RMW-2	Inaccessible - Soil piles and garbage on top of and around well						Inaccessible - Soil piles and garbage on top of and around well					
RMW-3	9.00	--	--	13.45	no sock	--	10.56	--	--	13.45	no sock	--
RMW-4	Inaccessible - pallets of construction materials on top of well						5.7	--	--	9.26	no sock	--
RMW-5	6.85	--	--	9.69	no sock	--	5.54	--	--	10	no sock	--
RMW-6	7.41	--	--	12.51	no sock	--	6.92	--	--	12.54	no sock	--