

Date: June 27, 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: **2025 Q1 and Q2 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**

This memo provides a summary of well gauging events conducted at the Halletts Point 40 and 50 Site located at 27-02 and 27-50 1st Street, Astoria, New York, for the first and second quarters of 2025. These gauging events were conducted to monitor groundwater levels and to document the presence or absence of free-phase product. Two groundwater gauging events occurred in the second quarter of 2025 due to a request from the New York State Department of Environmental Conservation (NYSDEC) to remove the absorbent socks in the wells and then gauge one month later.

Background

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. 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. Quarterly groundwater monitoring was conducted throughout 2024 to document groundwater levels and evaluate the presence of LNAPL and DNAPL as part of ongoing site characterization.

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

On March 21, 2025, nine monitoring wells were accessible and gauged: LB-1A, LB-1B, LB-4B, LB-9B, RMW-1, RMW-2, RMW-3, RMW-5, and RMW-6. Socks that had been installed prior to the event at LB-1B, LB-4B, and LB-9B were found saturated with LNAPL, with percent saturation of 75%, 25%, and 75%, respectively. DNAPL was detected in LB-9B at 32.79 feet below grade surface (bgs), and approximately 0.05 gallons of DNAPL were recovered from the well. Three wells were inaccessible during the event: RMW-4 (covered by materials), LB-12B (inaccessible due to mud and water), and LB-10A (trailer positioned on top of the well).

The first gauging event in the second quarter was conducted on May 9, 2025. Nine monitoring wells were accessible and gauged: LB-1A, LB-1B, LB-9B, LB-12B, RMW-1, RMW-2, RMW-3, RMW-5, and RMW-6. Socks were still in place during this event. Absorbent socks in LB-1B, LB-9B, and LB-12B were observed to contain LNAPL with percent saturation of 20%, 50%, and 25%, respectively. Trace LNAPL was

observed in RMW-5 during the May 9, 2025 gauging event at a depth of 5.87 feet below grade surface (bgs). DNAPL was again detected in LB-9B at 32.66 feet bgs. LB-4B could not be located and was presumed buried. LB-10A remained inaccessible due to the trailer. RMW-4 continued to be covered by materials. No product was removed during this event.

The follow-up gauging event was conducted on June 9, 2025, approximately one month after all absorbent socks had been removed from the wells. Eight monitoring wells were accessible and gauged: LB-1A, LB-9B, LB-12B, RMW-1, RMW-2, RMW-3, RMW-5, and RMW-6. No LNAPL was observed in any wells during this event. DNAPL was again detected only in LB-9B at a depth of 33.67 feet bgs. Four wells were inaccessible during the well gauging event: LB-1B, LB-4B, LB-10A, and RMW-4.

As of June 2025, DNAPL continues to be present in LB-9B and remains confined to that location. No DNAPL has been observed in adjacent downgradient wells, and no new evidence of lateral migration has been identified. While LNAPL was consistently observed in socks throughout 2024 and during the first two 2025 events, it was not observed during the most recent (sock-free) event. This may indicate that LNAPL exists at residual levels not easily recoverable without passive sorbent materials. Absorbent socks will not be reinstalled until the third quarter 2025 sampling event to allow for continued observation of LNAPL presence or absence under sock-free conditions. To confirm the current distribution of LNAPL and determine whether the apparent absence in June represents a meaningful change in site conditions, Roux will evaluate the need for reinstallation based on third quarter results. If socks remain unsaturated over the next few events, it may support the conclusion that LNAPL is no longer present in recoverable quantities.

Please do not hesitate to contact us if you have any questions or require additional information.

Sincerely,

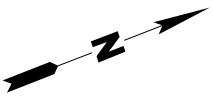
ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.



Rachel Miller
Project Engineer



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



LEGEND

- LOCATION AND DESGINATION OF MONITORING WELL INSTALLED DURING GEOTECHNICAL INVESTIGATION
- ⊕ LOCATION AND DESGINATION OF ROUX MONITORING WELL
- ▭ FUTURE BUILDING FOOTPRINT
- ▭ SITE BOUNDARY

NOTES

1. AERIAL SOURCE : GOOGLE EARTH DATED: 01-08-2025



Title:

SITE INVESTIGATION LOCATIONS

27-02 1ST STREET
QUEENS, NEW YORK

Prepared for:

HALLETS BUILDING 4 SPE LLC
HALLETS BUILDING 5 SPE LLC

	Compiled by: P.P.	Date: 03/19/25	FIGURE 2
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: R.M.	Project: 1338.0013Y000	
	File: 1338.0013Y106.2.mxd		

Table 1. Q1 and Q2 Groundwater Gauging Results
Halletts Point Building 40 and 50 - 27-02 1st Street Queens, New York

	First Quarter							Second Quarter							Second Quarter - 1 Month Without Socks						
	3/21/2025							5/9/2025							6/9/2025						
Well ID	Depth to Water (ft)	Depth to Product (LNAPL) (ft)	Depth to Product (DNAPL) (ft)	Depth to Bottom (ft)	DNAPL Product Thickness (ft)	Percent Saturation in socks	Product removed (gal)	Depth to Water (ft)	Depth to Product (LNAPL) (ft)	Depth to Product (DNAPL) (ft)	Depth to Bottom (ft)	DNAPL Product Thickness (ft)	Percent Saturation in socks	Product removed (gal)	Depth to Water (ft)	Depth to Product (LNAPL) (ft)	Depth to Product (DNAPL) (ft)	Depth to Bottom (ft)	DNAPL Product Thickness (ft)	Percent Saturation in socks	Product removed (gal)
LB-1B	6.31	--	--	29.44	--	75%	--	5.68	--	--	29.43	--	20%	--	Not measured due to broken bolt						
LB-1A	7.72	--	--	27.73	--	--	--	7.92	--	--	26.35	--	--	--	7.75	--	--	24.85	--	--	--
LB-4B	7.3	--	--	34.32	--	25%	--	Inaccessible - under materials							Inaccessible - under materials						
LB-9B	5.33	--	32.79	34.49	1.7	75%	0.05	5.92	--	32.66	34.40	1.74	50%	--	6.19	--	33.67	34.81	1.14	--	--
LB-10A	Inaccessible - Trailer placed on top of well							Inaccessible - Trailer placed on top of well							Inaccessible - Trailer placed on top of well						
LB-12B	Inaccessible - under mud and water							7.02	--	--	39.22	--	25%	--	6.94	--	--	39.55	--	--	--
RMW-1	4.51	--	--	10.09	--	--	--	5.75	--	--	10.03	--	--	--	6.92	--	--	10.08	--	--	--
RMW-2	8.57	--	--	15.94	--	--	--	6.94	--	--	15.90	--	--	--	7.14	--	--	15.96	--	--	--
RMW-3	9.30	--	--	13.38	--	--	--	8.47	--	--	13.4	--	--	--	8.89	--	--	13.41	--	--	--
RMW-4	Inaccessible - under materials							Inaccessible - under materials							Inaccessible - under materials						
RMW-5	5.64	--	--	9.99	--	--	--	5.87	5.87	--	9.93	--	--	--	5.90	--	--	9.95	--	--	--
RMW-6	7.32	--	--	12.52	--	--	--	6.79	--	--	12.49	--	--	--	6.84	--	--	12.48	--	--	--