

MONTHLY PROGRESS REPORT NO. 91b
Willetts Point Development - Operable Unit 2
126th Street/Willetts Point Blvd., Queens County, New York
Brownfield Cleanup Program (BCP) Site No. C241146
Reporting Period: April 2022

1. Introduction

In accordance with Article XI of Appendix A of the 16 December 2013 Brownfield Site 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 on behalf of Queens Development Group, LLC (QDG); QDG Hotel Partners, LLC; QDG 126th Street Partners, LLC; QDG Parking Partners, LLC; and QDG Retail Partners, LLC (collectively the "Volunteers"). This report summarizes the work performed at the above-referenced site during April 2022.

The site is located in a former industrial zone in the Borough of Queens. Subsequent to the Willetts Points Rezoning, the site is zoned commercial (C4-4) and is located within the Special Willetts Point District. The full BCP site is comprised of approximately 22.887 acres, inclusive of 56 individual tax lots within 8 City blocks and demapped areas of roadways (36th Avenue, 37th Avenue, 38th Avenue, 39th Avenue, and Willetts Point Boulevard) as shown on Figure 1. Operable Unit 2 (OU-2) is a roughly 15.084-acre area that comprises portions of Queens Borough Blocks 1820, 1822, 1823, 1824, 1825, 1826, 1827, and 1833. The remainder of the full BCP Site is referred to as Operable Unit 1 (OU-1) and OU-1 progress is described in a separate Monthly Progress Report. The majority of on-site buildings have been demolished. Adjacent properties include recreational, industrial, and commercial buildings.

2. Remedial Actions Relative to the Site during this Reporting Period

The 45-day public comment for the Remedial Action Work Plan (RAWP) began on April 14, 2022 and will end on May 28, 2022. On April 13, 2022, Langan submitted a revised RIR, which the NYSDEC approved via email on April 29, 2022. The final certified copy of the RIR was provided to NYSDEC on April 29, 2022.

On April 14, 2022, Langan provided NYSDEC a request for reduced documentation sample frequency via email. NYSDEC approved this request on April 28, 2022.

Interim Remedial Measures (IRM) resumed on April 18, 2022. The recovery wells were reinstalled on April 18, 2022 and weekly light non-aqueous phase liquid (LNAPL) recovery events via vacuum truck resumed on Monday April 26, 2022.

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

Langan received comments on the RAWP on April 29, 2022 and will provide a revised RAWP in the next reporting period. LNAPL recovery will continue weekly until May 9, 2022 at which point the frequency will be re-evaluated.

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

None

5. Results of Sampling, Testing, and Other Relevant Data

None

6. Deliverables Submitted during This Reporting Period

Langan submitted the final RIR to NYSDEC on April 29, 2022.

7. Information Regarding Percentage of Completion

This project is about 10% complete.

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

None

9. Community Participation (CP) Plan Activities during This Reporting Period

The Volunteers held a meeting with member of the local community boards on April 6, 2022 to provide updates on the OU-2 remedial status and planned remediation.

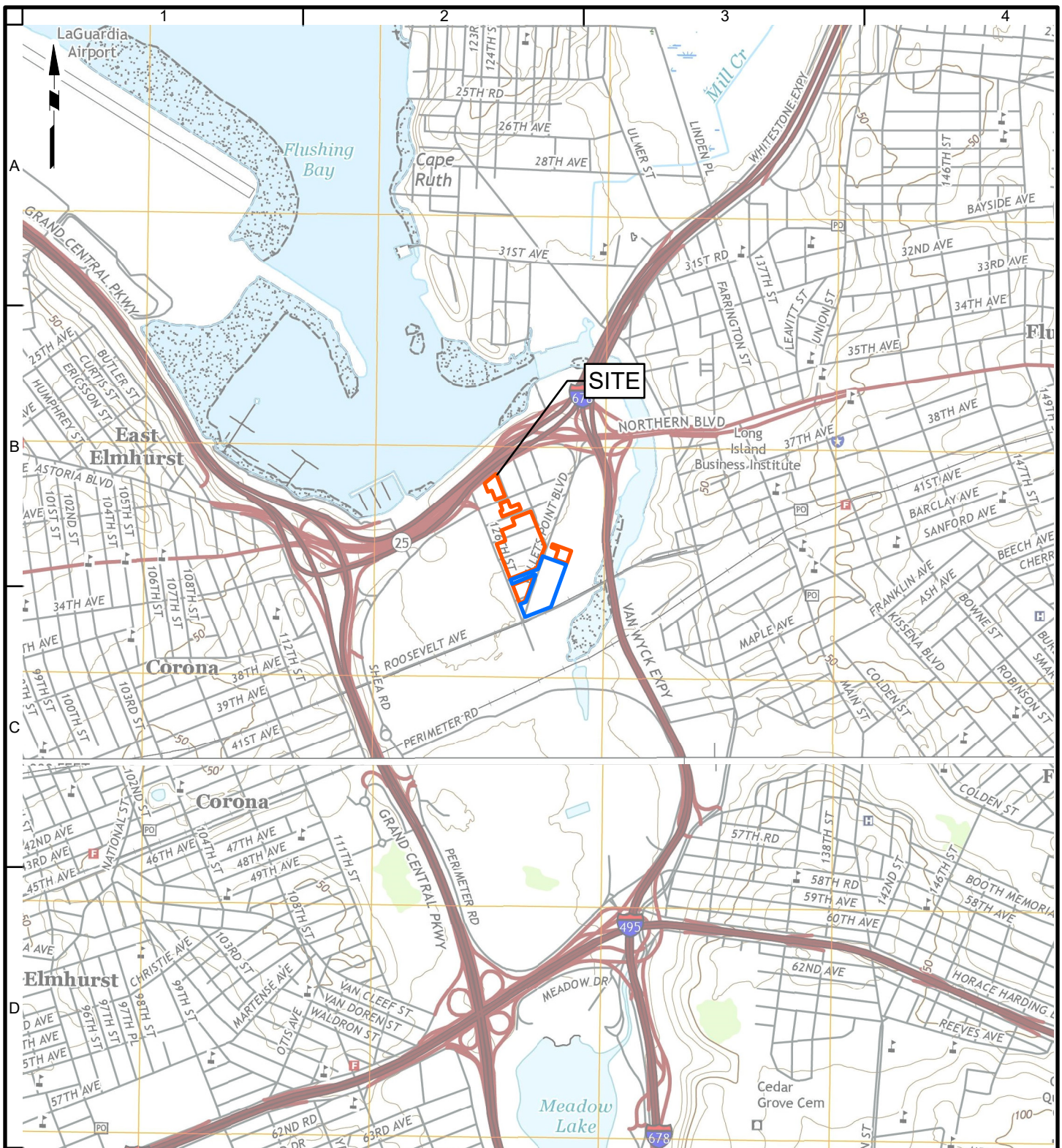
The 45-day public comment for the RAWP began on April 14, 2022 and will end on May 28, 2022.

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

None

11. Miscellaneous Information

None



Legend

- OU-1 Boundary
- OU-2 Boundary



Notes:

1. Basemap adapted from United States Geological Survey (USGS) 7.5-Minute Series Topographical Maps, Flushing, New York, Quadrangle, Dated 2016.

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Project

**WILLETS POINT
DEVELOPMENT
OU-2 (PHASE 1B)**

QUEENS

NEW YORK

Figure Title

**SITE LOCATION
MAP**

Project No.

170197601

Date

8/4/2021

Scale

1"=2,000'

Drawn By

MG

Submission Date

Figure No.

1

Figure 1 of 1