

**Monthly Progress Report No. 44**  
ABC Block 25  
4-40 44<sup>th</sup> Drive  
Long Island City, New York  
Brownfield Cleanup Program Site # C241173  
Reporting Period: June 2021

**1. Introduction**

In accordance with Article XI – Progress Reports of the 03 February 2016 Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report (MPR) on behalf of PLAX B25, LLC (Participant) to summarize the work performed at 4-40 44<sup>th</sup> Drive, Long Island City, New York (the site) during June 2021.

The site (Block 25, Lot 15) is located in the Long Island City neighborhood of Queens, New York and consists of an irregularly-shaped, 202,500-square-foot ( $\pm$ 4.65-acre) lot. The site is located on the city block bordered by 44<sup>th</sup> Drive and 45<sup>th</sup> Avenue to the north, 5<sup>th</sup> Street and Vernon Boulevard on the east, Anable Basin to the south, and the East River to the west. The site is currently occupied by single- and multi-story industrial and manufacturing buildings and a parking lot. Elevations at the site range from elevation (el) 9 feet in the northeast part of the site near 45<sup>th</sup> Avenue to about el 6.5 feet in the southern and western part of the site near the East River and Anable Basin. All elevations presented herein are measured in feet and referenced to the North American Vertical Datum of 1988 (NAVD88). A site location map is attached to this progress report as Figure 1.

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

On June 26, 2021, Langan, on behalf of the Participant, and the New York State Department of Environmental Conservation (NYSDEC) agreed that the Participant would implement a Supplemental Remedial Investigation (SRI) to further investigate groundwater conditions at the site based on results of groundwater samples collected during implementation of the Remediation Pilot Test Work Plan at Block 26, which showed substantially lower concentrations of volatile organic compounds (VOC) when compared to the Remedial Investigation (RI) data collected in 2016/2017. The data collected during the SRI will be used to understand current groundwater conditions at the site, update the draft remedial investigation report (RIR), and re-evaluate remedial alternatives and key assumptions related to groundwater remediation.

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

Langan will draft Supplemental Remedial Investigation Work Plan (SRIWP) No. 4. The SRIWP will be sent to the NYSDEC for review and approval.

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

None.

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

None.

ABC Block 25  
4-40 44th Drive, Long Island City, NY  
BCP Site No. C241173  
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**6. Deliverables Submitted during this Reporting Period**

None.

**7. Information Regarding Percentage of Completion**

Site remediation is 20 percent 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**

None.

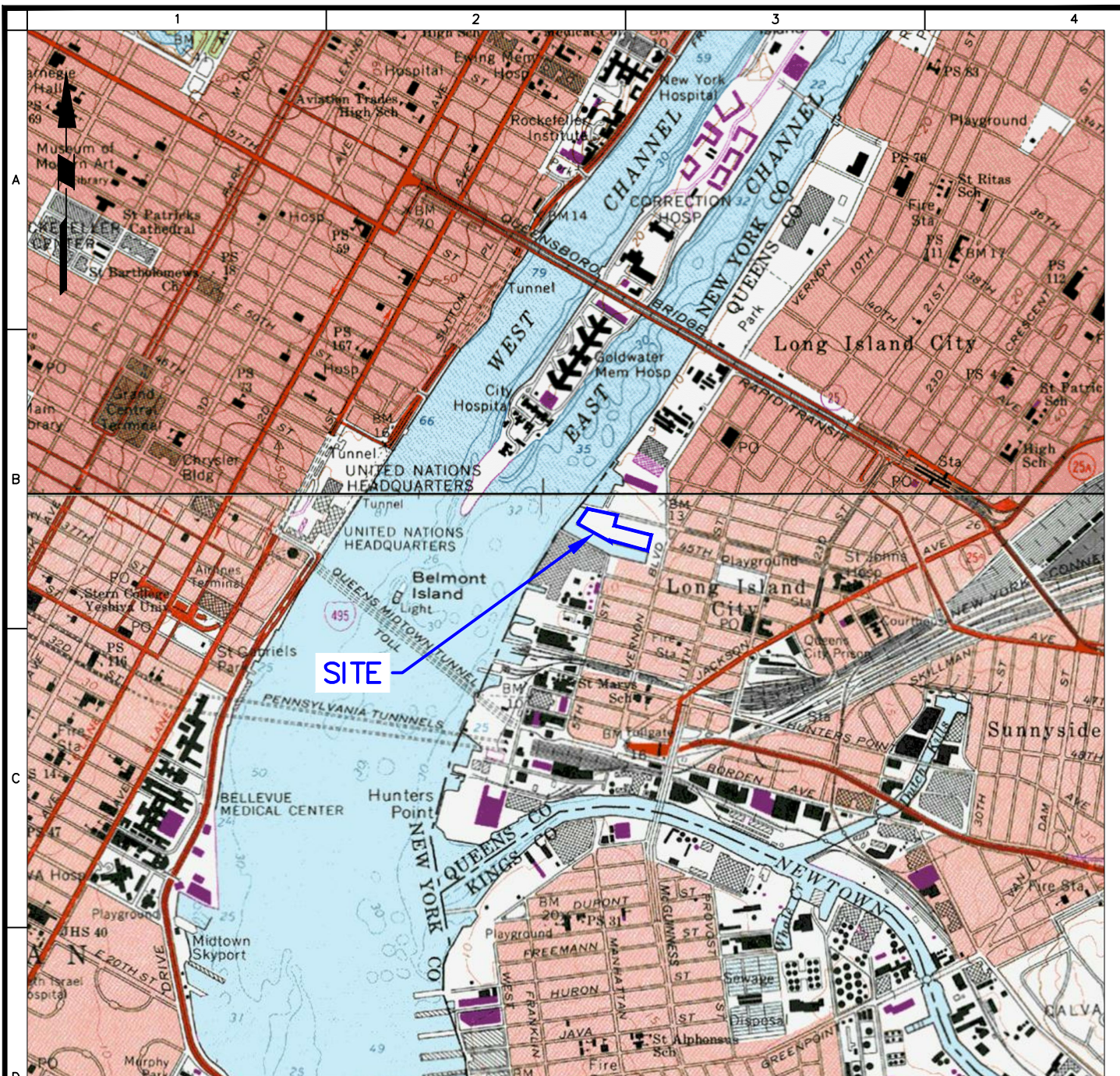
**10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:**

None.

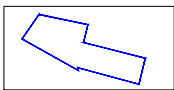
**11. Miscellaneous Information**

None.





**LEGEND**



APPROXIMATE SITE BOUNDARY

SOURCE: USGS TOPOGRAPHIC QUADRANGLE MAP, BROOKLYN (1967) AND CENTRAL PARK (1966)

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	<p><b>ABC - BLOCK 25</b></p> <p>BLOCK No. 25, LOT No. 15</p> <p>LONG ISLAND CITY</p> <p>QUEENS NEW YORK</p>	<p><b>SITE LOCATION MAP</b></p>	170340202	<p><b>1</b></p>	
			Date		3/28/2017
	Scale	NTS	Drawn By		Checked By
			JL		GCW
		Submission Date			