

Monthly Progress Report No. 67
ABC Block 25
4-40 44th Drive
Long Island City, New York
Brownfield Cleanup Program Site #: C241173
Reporting Period: May 2023

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 44th Drive, Long Island City, New York (the site) during May 2023.

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 (± 4.65 -acre) lot. The site is located on the city block bordered by 44th Drive and 45th Avenue to the north, 5th 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 45th 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 May 4, 2023, the New York State Department of Environmental Conservation (NYSDEC) approved the Remedial Investigation Report (RIR).

On May 15, 2023, the Participant, Langan, and the NYSDEC held a meeting to discuss the next steps for the site. During this meeting, the NYSDEC agreed to a course of action to address BCP requirements through an Interim Remedial Measures Work Plan (IRMWP) in lieu of a Remedial Action Work Plan (RAWP) while the Participant pursues potential land use actions to enable the final remedy to occur in conjunction with future redevelopment of the BCP site.

On May 18, 2023, the NYSDEC granted the participant a 45-day extension, until August 21, 2023 to submit a draft IRMWP.

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

The Participant has a meeting scheduled with the NYSDEC on June 27, 2023 to discuss the proposed scope of an IRMWP.

Langan will conduct a site-wide monitoring well gauging event to evaluate whether any light non-aqueous phase liquid (LNAPL) is present at the site to inform the scope of the proposed IRMWP.

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

None.

7. Information Regarding Percentage of Completion

Site remediation is about 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

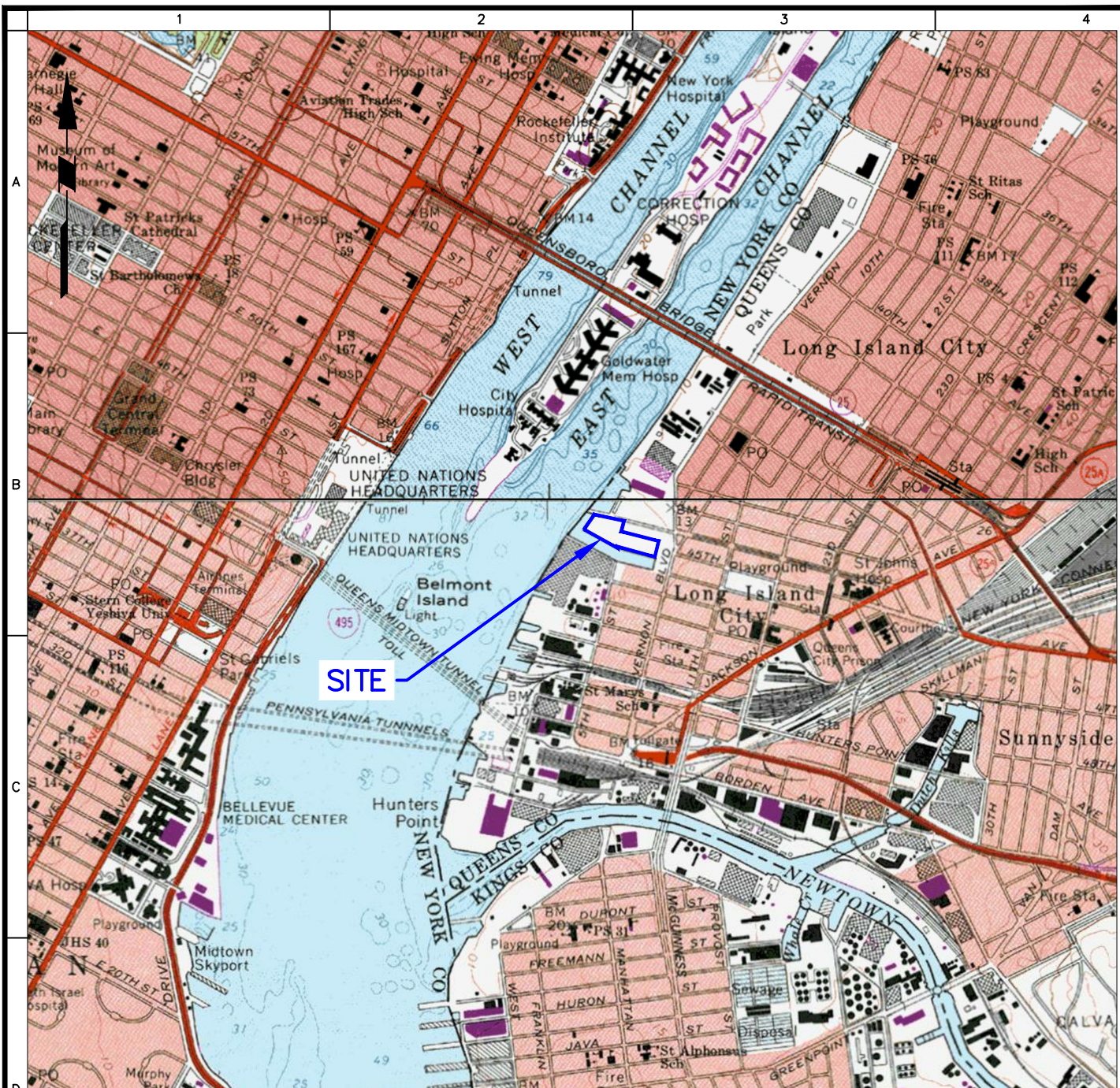
None.

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

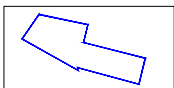
A copy of the NYSDEC-approved RIR was placed in the document repositories for the project. Confirmations of receipt from the Queens Public Library – Hunters Point and Queens Community Board No.2 were received on June 1, 2023 and May 8, 2023, respectively.

11. Miscellaneous Information

None.



LEGEND



APPROXIMATE SITE BOUNDARY

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

LANGAN

21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project

ABC - BLOCK 25

BLOCK No. 25, LOT No. 15
LONG ISLAND CITY

QUEENS

NEW YORK

Figure Title

SITE LOCATION MAP

Project No.
170340202

Date
3/28/2017

Scale
NTS

Drawn By JL Checked By GCW

Submission Date

Figure No.

1