

## **Monthly Progress Report No. 72**

ABC Block 25  
4-40 44<sup>th</sup> Drive  
Long Island City, New York  
Brownfield Cleanup Program Site #: C241173  
Reporting Period: October 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 44<sup>th</sup> Drive, Long Island City, New York (the site) during October 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 ( $\pm$ 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**

None.

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

The Participant will continue to await comments from the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH) on the Pilot Study Work Plan submitted for the ABC Block 26 Brownfield Clean Program (BCP) on August 21, 2023.

### **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.

ABC Block 25  
4-40 44th Drive, Long Island City, NY  
BCP Site No. C241173  
Monthly Progress Report No. 72

**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**

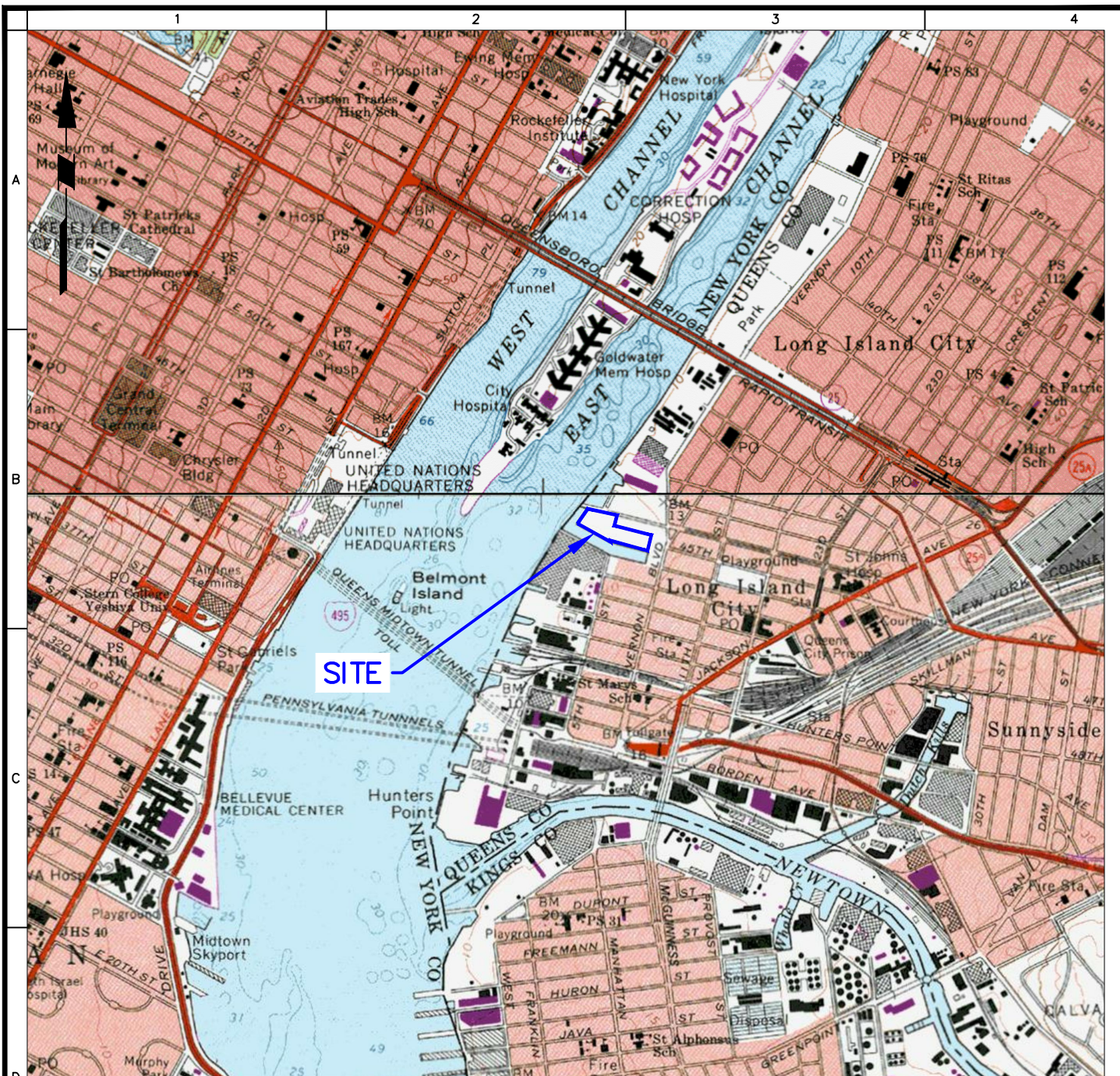
None.

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

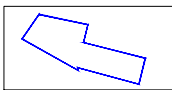
None.

**11. Miscellaneous Information**

None.



**LEGEND**



APPROXIMATE SITE BOUNDARY

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

<p><b>LANGAN</b></p> <p>21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001</p> <p>T: 212.479.5400 F: 212.479.5444 www.langan.com</p> <p>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC</p> <p>Collectively known as Langan</p>	Project	Figure Title	Project No.	Figure No.	
	<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		