

Monthly Progress Report No. 73

ABC Block 25

4-40 44th Drive

Long Island City, New York

Brownfield Cleanup Program Site #: C241173

Reporting Period: November 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 November 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 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 November 13, 2023, the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH) provided Langan with comments on the Pilot Study Work Plan submitted for the ABC Block 26 Brownfield Cleanup Program (BCP) site. On November 29, 2023, Langan submitted a revised Pilot Study Work Plan for the ABC Block 26 BCP site to the NYSDEC and NYSDOH.

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

Langan will await additional comments and/or approval from the NYSDEC and NYSDOH on the revised Pilot Study Work Plan for the ABC Block 26 BCP site.

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.

ABC Block 25
4-40 44th Drive, Long Island City, NY
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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

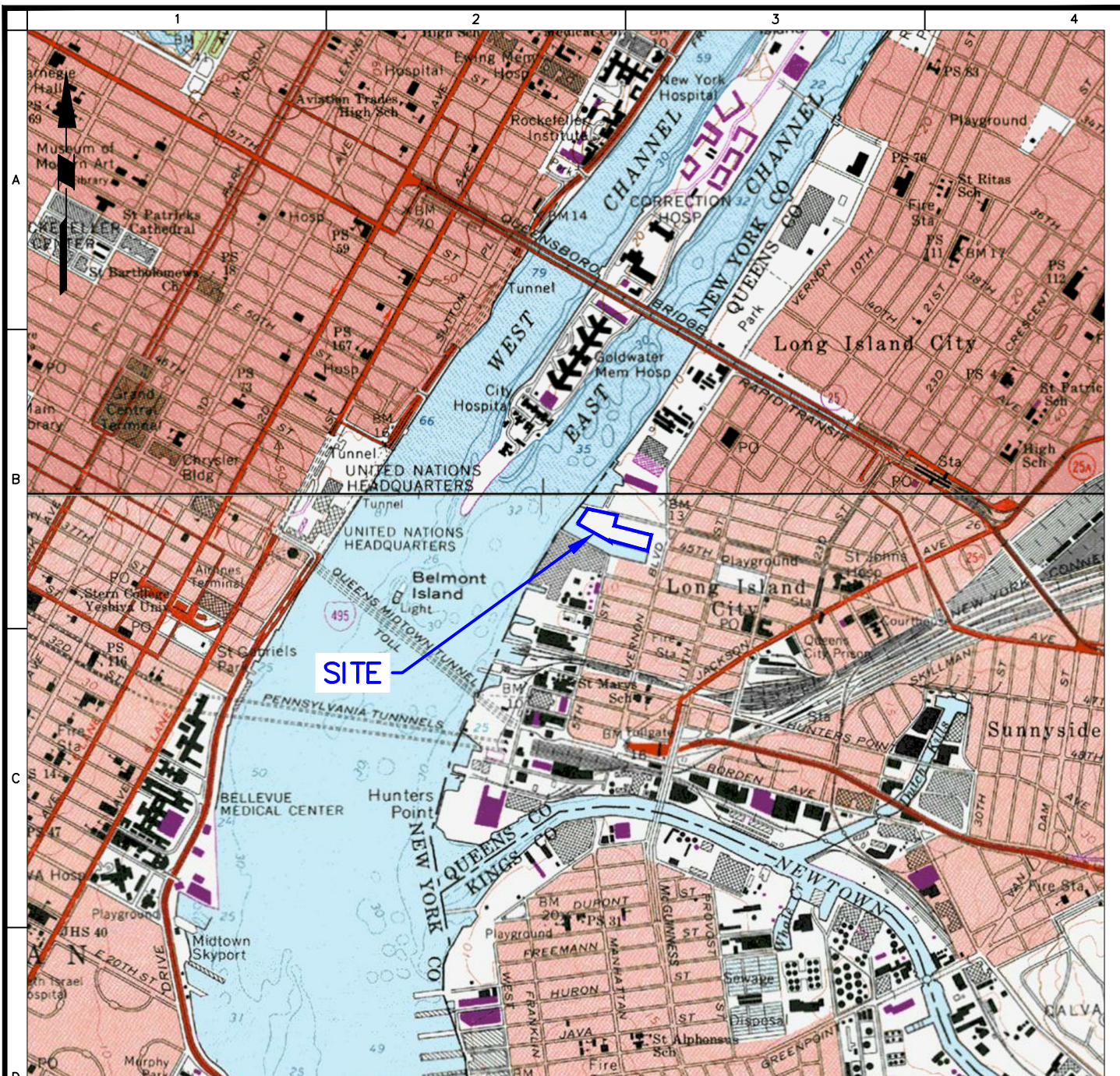
None.

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

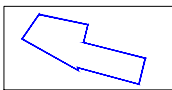
None.

11. Miscellaneous Information

None.



LEGEND



APPROXIMATE SITE BOUNDARY

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

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