

**Monthly Progress Report No. 75**  
ABC Block 25  
4-40 44<sup>th</sup> Drive  
Long Island City, New York  
Brownfield Cleanup Program Site #: C241173  
Reporting Period: January 2024

**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 January 2024.

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 January 24, 2024, the New York State Department of Environmental Conservation (NYSDEC) approved the Pilot Study Work Plan submitted for the ABC Block 26 Brownfield Cleanup Program (BCP) site. The results of the pilot study at the ABC Block 26 BCP site will refine the scope of a forthcoming Interim Remedial Measures Work Plan (IRMWP) to be submitted for the ABC Block 25 BCP site.

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

A pre-construction meeting between the Participant, Langan, NYSDEC, waterfront engineer, and waterfront contractor will be held to discuss the implementation of the Soil/Material Management Plan (SMMP) during the bulkhead stabilization work that is anticipated to be completed in 2024.

**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.

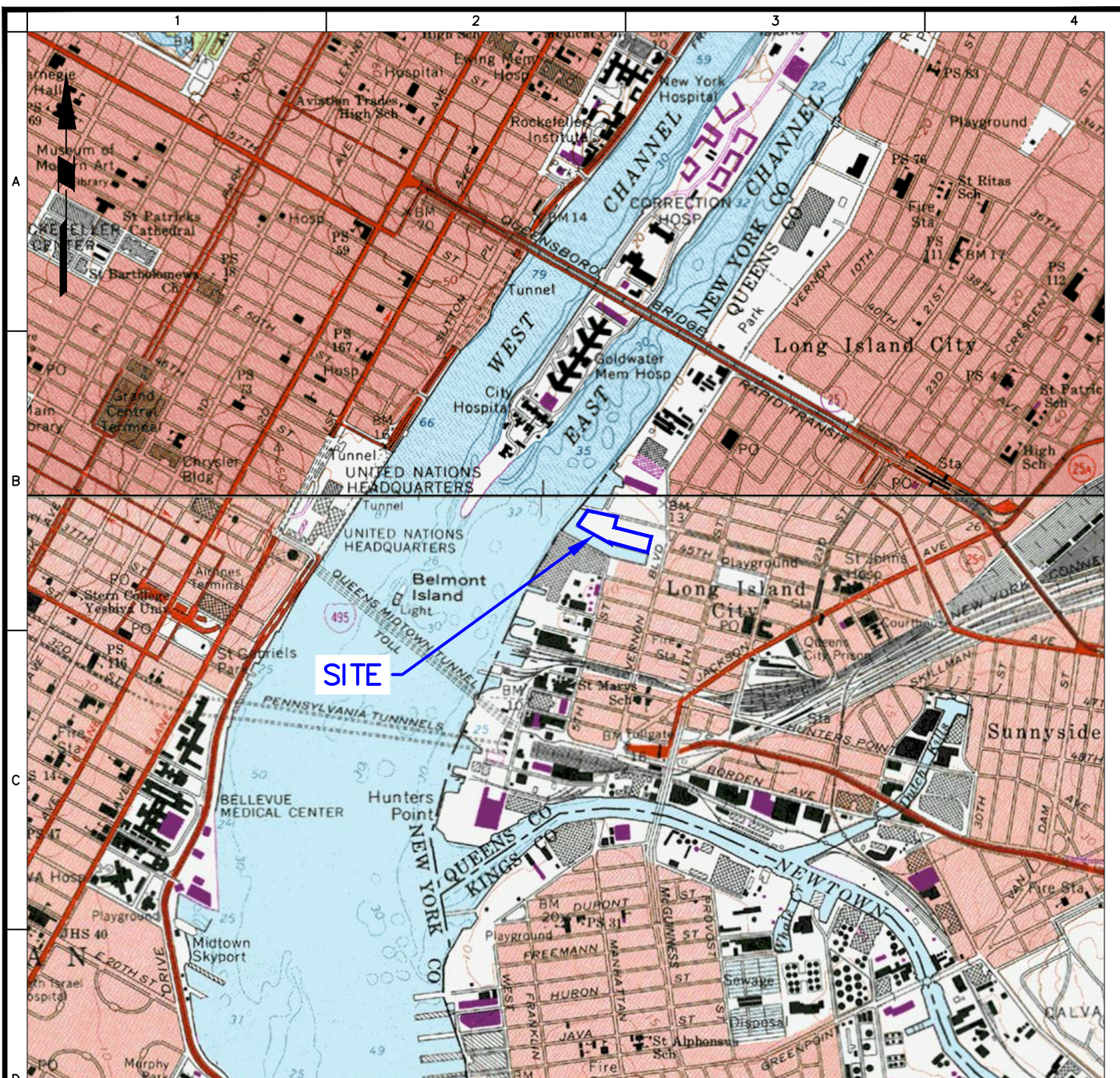
**10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:**

None.

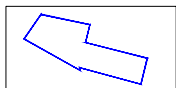
**11. Miscellaneous Information**

None.





# LEGEND



APPROXIMATE SITE BOUNDARY

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

**LANGAN**

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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**