

Monthly Progress Report No. 78

ABC Block 25
4-40 44th Drive
Long Island City, New York
Brownfield Cleanup Program Site #: C241173
Reporting Period: April 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 44th Drive, Long Island City, New York (the site) during April 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 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 April 4, 2024, the Participant began the implementation of the Soil/Material Management Plan (SMMP) for the bulkhead stabilization work at Anable Basin. SMMP activities were detailed in daily field reports provided to the New York State Department of Environmental Conservation (NYSDEC).

On April 22, 2024, the Participant, NYSDEC, and New York State Department of Health (NYSDOH) held a meeting to discuss the results of the pilot study completed at the ABC Block 26 Brownfield Cleanup Program (BCP) site. The NYSDEC and NYSDOH requested that Langan submit the indoor air sampling logs and completed NYSDOH indoor air questionnaires for review. On April 25, 2024, Langan submitted the indoor air sampling logs and NYSDOH indoor air questionnaires to the NYSDEC and NYSDOH for review.

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

The Participant will await feedback from the NYSDEC and the NYSDOH on the pilot study results. The Participant will continue the implementation of the SMMP for the bulkhead stabilization work at the Anable Basin.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

The indoor air sampling logs and NYSDOH indoor air questionnaires from the pilot study completed at the ABC Block 26 BCP site were submitted to the NYSDEC and NYSDOH for review.

6. Deliverables Submitted during this Reporting Period

Validated indoor air and ambient air sampling results from the pilot study completed at the ABC Block 26 BCP site were submitted to the NYSDEC as an electronic data deliverable (EDD) on April 23, 2024.

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

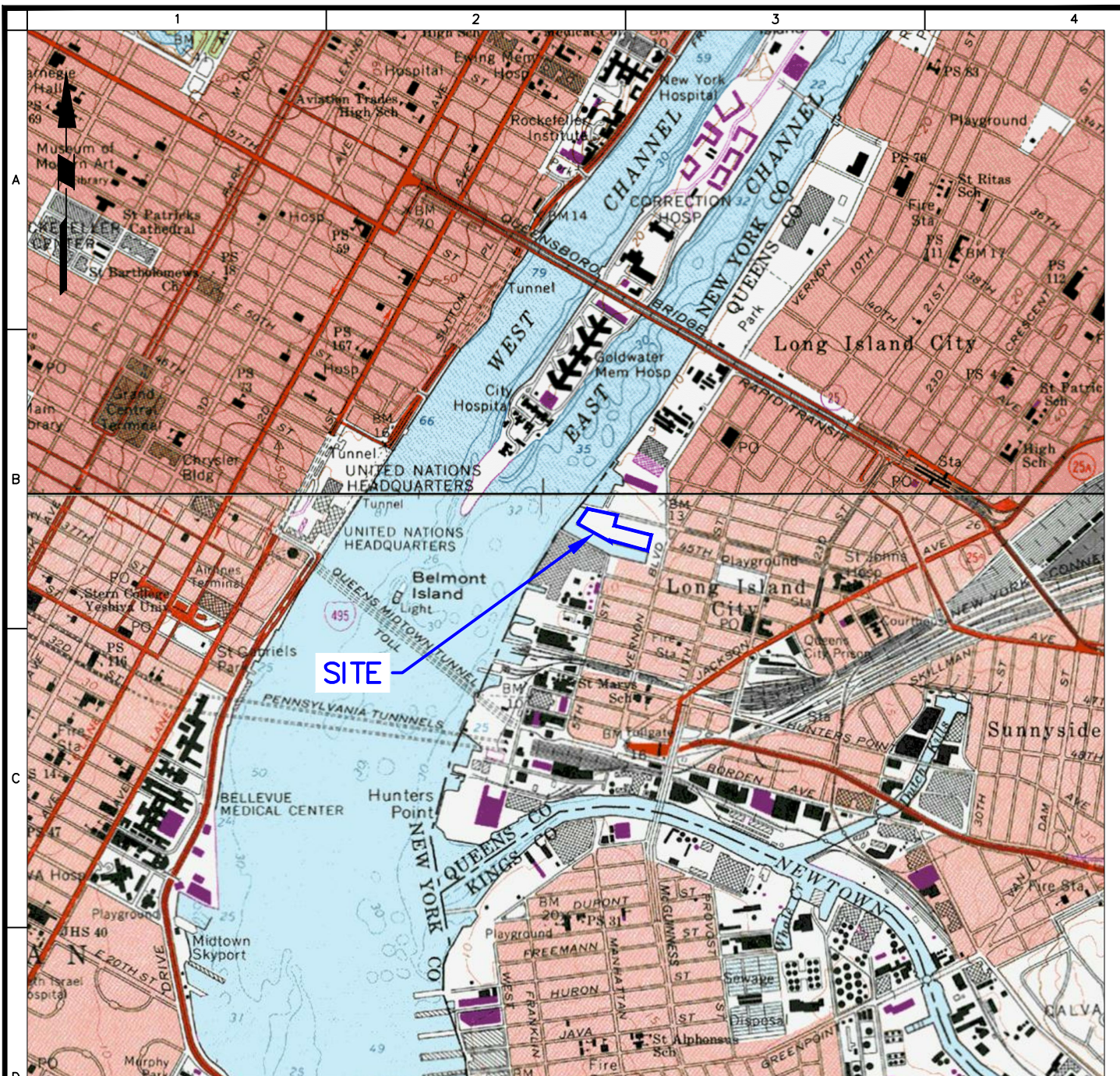
None.

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

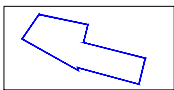
None.

11. Miscellaneous Information

None.



LEGEND



APPROXIMATE SITE BOUNDARY

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

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	<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		