

Monthly Progress Report No. 41

ABC Block 26
5-25 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241174
Reporting Period: March 2021

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 on behalf of PLAX B26, LLC (Participant) to summarize the work performed at 5-25 46th Avenue, Long Island City, New York (the site) during March 2021.

The site (Block 26, Lots 17 and 21) is located in the Long Island City neighborhood of Queens, New York and encompasses an area of about 92,940 square-feet (\pm 2.13-acre) lot. The site is located on the city block bordered by Anable Basin to the north, Vernon Boulevard on the east, 46th Avenue to the south, and 5th Street to the west. The site is currently occupied by single- and multi-story manufacturing and residential buildings and a parking lot. Elevations at the site range from elevation (el.) 9 feet in the southeast part of the site near 46th Avenue to about el. 5.5 feet in the northwest part of the site near 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 March 12, 2021, the New York State Department of Environmental Conservation (NYSDEC) conditionally approved the Remediation Pilot Test Work Plan dated February 18, 2021, pending the potential addition of methodology to evaluate the effectiveness of the proposed remedial technologies at reducing contaminants in soil.

Langan began preparing an addendum to address DEC's suggestion.

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

Langan will submit the addendum to the Remediation Pilot Test work Plan.

Langan will begin implementation of the Remediation Pilot Test Work Plan on or around April 26, 2021.

Langan will revise the draft Remedial Investigation Report (RIR) with validated soil vapor sampling results from the January 2021 soil vapor and indoor air sampling event performed under Supplemental Remediation Investigation Work Plan No. 3 dated February 5, 2021.

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

None.

5. Results of Sampling, Testing and Other Relevant Data

Validated soil vapor sampling results from the additional soil vapor and indoor air sampling event will be incorporated into an updated version of the draft RIR.

6. Deliverables Submitted during this Reporting Period

None.

7. Information Regarding Percentage of Completion

Site remediation is 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

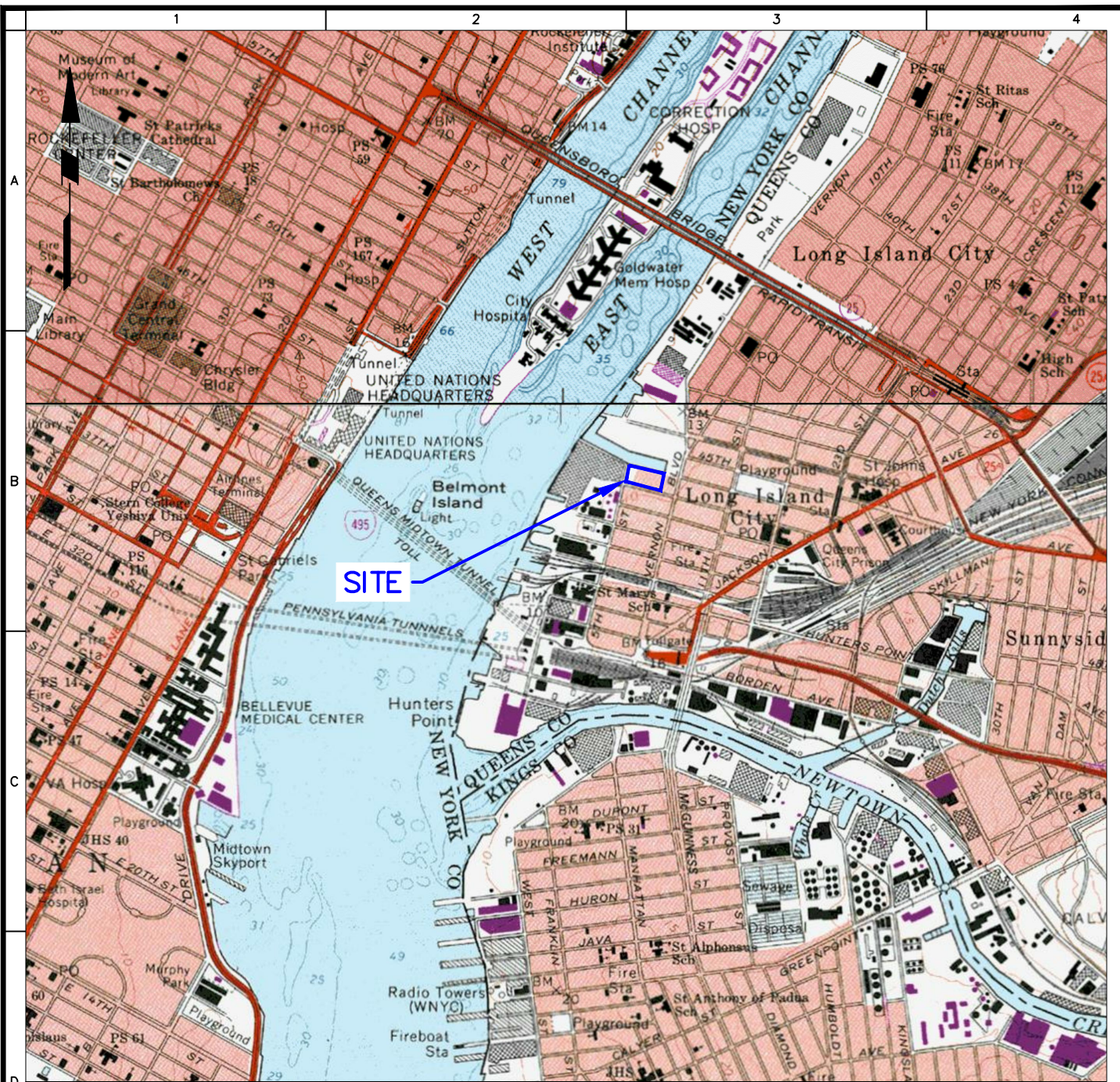
None.

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

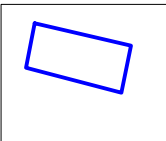
The Remediation Pilot Test Work Plan will be placed in the public document repositories for the project.

11. Miscellaneous Information

None.



LEGEND



APPROXIMATE SITE BOUNDARY

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

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	ABC - BLOCK 26	SITE LOCATION MAP	170340203	
	BLOCK No. 26, LOT Nos. 17 and 21		Date	
	LONG ISLAND CITY		4/12/2016	
	QUEENS NEW YORK		Scale	
			NTS	
			Drawn By	Checked By
			JL	GCW
			Submission Date	