

Monthly Progress Report No. 67
ABC Block 26
5-25 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241174
Reporting Period: May 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 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 May 2023.

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 May 4, 2023, the New York State Department of Environmental Conservation (NYSDEC) approved the Remedial Investigation Report (RIR).

On May 15, 2023, the Participant, Langan, and the NYSDEC held a meeting to discuss the next steps for the site. During this meeting, the NYSDEC agreed to a course of action to address BCP requirements through an Interim Remedial Measures Work Plan (IRMWP) in lieu of a Remedial Action Work Plan (RAWP) while the Participant pursues potential land use actions to enable the final remedy to occur in conjunction with future redevelopment of the BCP site.

On May 18, 2023, the NYSDEC granted the participant a 45-day extension, until August 21, 2023 to submit a draft IRMWP.

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

The Participant has a meeting scheduled with the NYSDEC on June 27, 2023 to discuss the proposed scope of an IRMWP.

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:

A copy of the NYSDEC-approved RIR was placed in the document repositories for the project. Confirmation of receipt from the Queens Public Library – Hunters Point and Queens Community Board No.2 were received on June 1, 2023 and May 8, 2023, respectively.

11. Miscellaneous Information

None.