

Monthly Progress Report No. 68
ABC Block 26
5-25 46th Avenue
Long Island City, New York
Brownfield Cleanup Program Site #: C241174
Reporting Period: June 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 June 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 June 27, 2023, the Participant, Langan, the New York State Department of Environmental Conservation (NYSDEC), and the New York State Department of Health (NYSDOH) held a meeting to discuss the proposed scope of a forthcoming Interim Remedial Measures Work Plan (IRMWP). During this meeting, the NYSDEC agreed that the scope of the IRMWP will include an inspection and repair of the current cover system and product recovery events at the site. The NYSDEC also suggested Langan complete a field pilot study during a simulated product recovery event to understand potential impacts to indoor air quality; the results may be used to refine the scope of the IRMWP. In a subsequent conversation, Langan and NYSDEC agreed that the pilot study should be conducted before an IRMWP is submitted.

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

Langan will begin drafting the pilot study work plan.

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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Langan International LLC
Collectively known as Langan

Project

ABC - BLOCK 26

BLOCK No. 26, LOT Nos. 17 and 21
LONG ISLAND CITY

QUEENS

NEW YORK

Figure Title

**SITE
LOCATION
MAP**

Project No.
170340203

Date
4/12/2016

Scale
NTS

Drawn By
JL

Checked By
GCW

Submission Date

Figure No.

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