

**Monthly Progress Report No. 75**  
ABC Block 26  
5-25 46<sup>th</sup> Avenue  
Long Island City, New York  
Brownfield Cleanup Program Site #: C241174  
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 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 January 2024.

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, 46<sup>th</sup> Avenue to the south, and 5<sup>th</sup> 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 46<sup>th</sup> 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 January 24, 2024, the New York State Department of Environmental Conservation (NYSDEC) approved the Pilot Study Work Plan. The results of the pilot study will refine the scope of a forthcoming Interim Remedial Measures Work Plan (IRMWP) to be submitted for the 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**

A copy of the NYSDEC-approved Pilot Study Work Plan was placed in the document repositories for the project on January 29 and 31, 2024.

**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  
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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.

**1**