

**Monthly Progress Report No. 88**  
ABC Block 26  
5-25 46<sup>th</sup> Avenue  
Long Island City, New York  
Brownfield Cleanup Program Site #: C241174  
Reporting Period: February 2025

**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 46<sup>th</sup> Avenue, Long Island City, New York (the site) during February 2025.

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**

In late October 2024, the NYSDEC requested a brief report summarizing the results of the pilot study completed at the ABC Block 26 Brownfield Cleanup Program (BCP) site for NYSDEC review and approval. Langan, on behalf of the Participant, submitted a pilot study report to NYSDEC and NYSDOH on February 25, 2025.

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

Langan, on behalf of the Participant, submitted the Construction Completion Report (CCR) for bulkhead stabilization work under the Soil/Materials Management Plan (SMMP) to NYSDEC and NYSDOH on March 7, 2025.

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

None.

**5. Results of Sampling, Testing and Other Relevant Data**

Results of the pilot study are provided in the pilot study report.

**6. Deliverables Submitted during this Reporting Period**

A pilot study report was submitted to NYSDEC and NYSDOH on February 25, 2025.

**7. Information Regarding Percentage of Completion**

Site remediation is about 20 percent complete.

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**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**

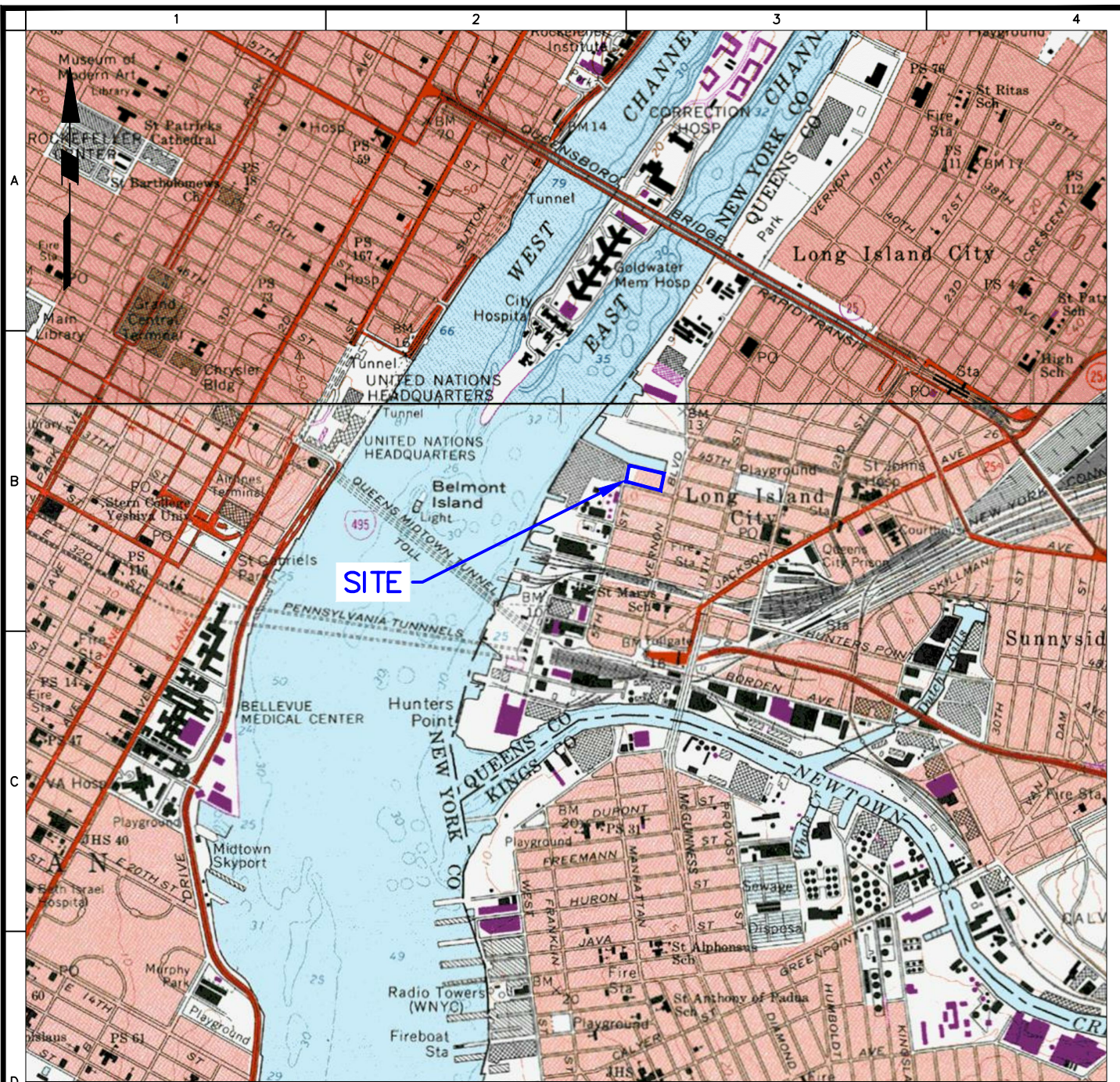
None.

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

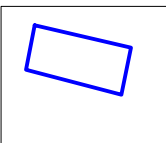
None.

**11. Miscellaneous Information**

None.



**LEGEND**



APPROXIMATE SITE BOUNDARY

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

|  |  |                                  |                   |   |                   |
|--|--|----------------------------------|-------------------|---|-------------------|
| <p>21 Penn Plaza, 360 West 31st Street, 8th Floor<br/>New York, NY 10001<br/>T: 212.479.5400 F: 212.479.5444 www.langan.com</p> <p>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.<br/>Langan Engineering and Environmental Services, Inc.<br/>Langan CT, Inc.<br/>Langan International LLC<br/>Collectively known as Langan</p> | Project  | Figure Title                     | Project No.       | 1 |                   |
|  | <b>ABC - BLOCK 26</b>                                | <b>SITE<br/>LOCATION<br/>MAP</b> | 170340203         |   |                   |
|  | BLOCK No. 26, LOT Nos. 17 and 21<br>LONG ISLAND CITY |                                  | Date<br>4/12/2016 |   |                   |
|  | QUEENS NEW YORK                                      | Scale<br>NTS                     | Drawn By<br>JL    |   | Checked By<br>GCW |
|  |  | Submission Date                  |                   |   |                   |